

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** FILE #Z-2025-047  
**Date:** Tuesday, October 7, 2025 5:47:44 AM  
**Attachments:** [image001.png](#)

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[REDACTED]

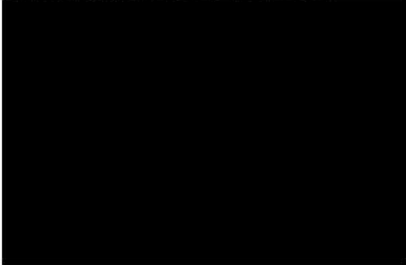
To Whom it may concern,

I strongly object to the proposal put forward concerning 259 residential units being built directly adjacent to my property. When I bought I asked the question was there anything to be built in relation to apartments and I was told no.

I will be attending every meeting and will be voicing my opinion as loudly as possible.

Good day.

Jimmy (James) Vickers



**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Notice of Complete Application z-2025-047  
**Date:** Tuesday, October 7, 2025 1:35:10 PM

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[REDACTED]

I live at 510 Ivi mgr Dr in Port Elgin and received Notice of Complete Application.

I would like specific details regarding the proposed change in Zoning and the changes to the block plan.

Without the specific details, I'm am against this change.

Sincerely,  
Theresa Harrietha

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Z-2025-047  
**Date:** Thursday, October 9, 2025 1:55:15 PM

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[REDACTED]  
Good afternoon

Our names are Joe McTaggart and Laurel MacMillan. We received the notice that three apartment blocks were being built behind our home at 482 Ivings Drive. We have no issue with Barry's construction as we live in a home built by Barry's construction and enjoy it immensely. We do have an issue with having three immense apartment blocks being built behind us in our residential area. The traffic at this time if they are built, will be dumped onto Ivings until the Bruce street extension is built.

After reading the submission Barry submitted to you, he is asking that the building be built two stories higher than is allowed in this area by code and that he will encroach on the our property closer then the allowed setbacks. I will include photos from the three buildings built on the North side of town by Barry's construction and give you a visual of what we are going to look at. The worst solution we could accept is to follow the code and build only a three story structure with proper setbacks. That would not be great for us or for Barry's. As he states in his application supporting documents he needs the height and density to make the financial aspects of this project to work.

The other concerns are the value of the surrounding properties and the whole neighbourhood. You're adding a lot of residents to this neighbourhood if this project goes ahead as is. The people living in these apartment blocks will naturally travel down Ivings for grocery shopping and doing their business within town which if you were looking for a home and have kids would have a negative safety impact. The simple way to understand is if you were looking for a townhouse, like were in would you buy ours or one a block away with a better view. Or would you go further and look for a similar property with a neighbourhood with all single family homes and less traffic.

We strongly suggest moving this to a site closer to 21. Our suggestion is the property at the corner of Lake Ridge Drive and Sierra. The traffic would be close to 21 and not create a danger to a family neighbourhood. It would more easily fit into our community and be closer for the people who are looking for accessible housing to walk to the amenities they may need. A second suggestion is somewhere along the CAW road near the future extension for Bruce street. The positives of this plan are you potentially could build more then three blocks which would not only meet our housing needs now but begin to look ahead and meet them in the future. I realize this would add some expense to this project the planning and pushing out services to the new site but the services will be there with the completion of the Bruce Road extension. It also minimizes the impact of the construction on us a neighbours it takes a major building site and gives it room and distance from current residents. Then in the future Barry's can fill in from us to there with more housing as needed. The land here behind Ivings could then be developed into Townhouses which would be dense but not as dense as the apartments and provide another level of housing.

Much like the community built at Joseph Street and Bruce.

Please do feel free to contact us and come to our home and neighbourhood and get a feel for who we are and what the changes will look like.

Thank you Sincerely Joe McTaggart  
482 Ivings Dr  
Port Elgin  
N0H-2C3 [REDACTED]

Laurel MacMillan  
[REDACTED]

Sent with [Proton Mail](#) secure email.

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [REDACTED]  
**Subject:** File Number: Z-2025-047  
**Date:** Thursday, October 9, 2025 4:09:34 PM

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[REDACTED]  
To whom it may concern,

RE: Notice of Complete Assessment for File Number: Z-2025-047, Block 258.

I am a resident of Port Elgin, and reside at [198 Stickel Street](#) which abuts the building lot referenced in File Number: Z-2025-047. Based on the information provided in the package that I received via Purolator on 07OCT2025, I am formally requesting additional information in order to be able to provide an informed response. Please also accept this email as my written request to be notified of any decisions regarding this file; my contact information is noted below.

Request for information:

- Deadline for submitting questions, comments or objections prior to a decision being made
- A large format print out of the site plan, as the 8x10 copy provided in the package is illegible
- A description of what the building lot is currently approved for
- Specific details on the amendments being requested by the builder (proposed height, parking, landscaping, etc.)
- Confirmation of the number of apartment rental units per building (259 units total, or 259 units per building)
- What other sites were considered by the builder for this project and why is this site deemed the most suitable to warrant the amendment
- Neighbourhood impact assessment including property values, environment, noise
- Alternative options that the builder would consider, should the amendment not be approved, that would accommodate apartment-style housing in this neighbourhood
- "Good neighbour" commitments from the builder, including but not limited to:
  - fencing and high-density tree line barrier between proposed building lot and abutting properties (in place before building construction)
  - limiting light pollution from buildings / parking lots
  - post-construction noise management strategies, including garbage/waste management, maintenance activities
  - amenity plans to support high-volume of residents (recreation / green space, walking / cycle paths, etc.)
  - security management plans
  - traffic management plans
  - mitigation plans to address feedback collected from similar projects in this or other communities managed by the builder

Kindly notify me of the date, time and location of the Public Meeting related to this matter.

Thank you,

Carilyn McPhee

Contact Information:

[198 Stichel Street](#)

[Port Elgin, ON N0H 2C1](#)

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [Klarika Hamer](#)  
**Subject:** Fwd: letter  
**Date:** Sunday, October 12, 2025 1:39:06 PM

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[REDACTED]

Sent from my iPhone

Begin forwarded message

**Date:** October 12, 2025 at 1:33:50 PM EDT  
**To:** Laurel MacMillan [REDACTED]  
**Subject:** letter

File number Z-2025-047

I am writing this letter to voice my opinion and for you to hopefully listen to my plea. To say that I am upset and devastated, after receiving the Notice of Complete Application for 259 residential units on Block 258, is an understatement!!!

I was not naive to think the beautiful cornfield and the open view to the CAW road and my daily sunshine (10-16 hours) would always be there. I thought town homes would continue to be built within the next 5 years.

What shocks me is the disregard for my quality of life and the future devaluing of my property should this go ahead. I am not sleeping at night and my stomach is acid filled. I bought this home as my final retirement home to relax, enjoy and grow old in with my partner Joe. It is designed perfectly with the first floor having everything you need to live if your mobility should change over time. The basement is designed for guests to come and have a separate place to stay. I have had multiple dinner parties and bbqs and deck parties in the 2 years I have lived at 482 Ivings Drive. My friends commented on the excellent design and the functional space and have said they would consider something similar in future. I would not recommend it now as I did not have this disclosed to me when I bought this property. I have attached a picture that shows what I will directly be looking at if this 5 storey apartment is built 35 feet away. I paced back from the current Northport one.

Should this plan go ahead there will be a 3 year building period with my house shaking, building noises, and dust coating everything in my backyard. I just built a patio this past summer and this will largely be unusable. Once the 5 storey building is built I will no longer see the sun and be perpetually in the shade. I will have no privacy and I will be in a "fish bowl" for all the windows looking into my backyard. A 6 foot fence will not address this. At the very least I would want a 10 foot fence and 20 foot cedars to buffer the noise on the apartment side of our 6 foot fence built by Barry's in the future. Has a sun and shade study been done?

I know it is Barry's land and he can do what he deems fit, with council approval. I am asking you to take a few things into consideration. I want you to think if this was in my backyard would this be okay for me and my family? Could this building be at least 100 feet from our property line? This would allow for some sunlight to filter through and we wouldn't be seen quite so easily from the apartment buildings when sitting out sipping a glass of wine on our deck or gardening.

I also have concerns about the increased flow of traffic during construction of the trucks, cranes and equipment that will be necessary to build these apartments. This will be dangerous for us backing out of our driveways, biking and walking in our neighbourhood. Once it is built there will be 3x more traffic. Has a traffic study been done?

If this does indeed need to go ahead, I would propose a lower building- 3 storeys ideally so we can see the sun occasionally so I can sit on my deck and lower patio and also my plants will survive. The other solution would be to move it back to 100 feet from my property line. This distance is similar to the hydro apartments as there is a buffer of roads and the lawn prior to residential housing. This 3 storey building visually blends in with the houses around it and is financially viable.

Could this be built at Lakeridge Drive and Sierra as there are already commercial buildings there and direct access to 21 so that the construction trucks and future residents do not need to go through our established residential neighbourhood? The amenities are within walking distance and the businesses are already there and the apartments will blend in easily.

Or the CAW road where road construction to extend Bruce and the services to be put in is already passed. People at that end of the cornfield are aware of this future development and will have dust and debris anyways. The residents of the apartment would have direct access to 21 without coming through a residential area. If the 3 apartment blocks were built there then there could be a park and then more town houses before reaching us.

I know affordable housing is a mandate but let's do it smartly with minimal disruption to the current home owners . New owners can make an informed decision.

Thank you for considering my request today.

Laurel MacMillan  
Sent with [Proton Mail](#) secure email.

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub; Yvette Silveira](#)  
**Subject:** File Number: Z-2025-047  
**Date:** Monday, October 13, 2025 3:00:22 PM

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[REDACTED]

I retired to a new townhouse at 478 Ivings Drive. Before purchasing, we asked Hayden (Remax Agent) what was going to be built behind us and were told that it would be houses. We liked the aesthetic of the neighborhood; townhouses, semis, and detached, and we proceeded with the purchase.

We received a notice that three, large, apartment buildings are going to be built behind us. One building will be directly **behind** my house. These are my concerns:

We would not have purchased this unit if we knew that apartments would be going in behind us. We purchased this unit to be a home for our retirement and we felt that it was a good investment of our life savings.

This has decreased the market value and resale value of our home. This location is now undesirable. There will be an increase in noise and with this many people in such a small area there will be security risks and an increase in crime.

We have a covered deck, a dog, and we put a wooden privacy fence around our small yard. We spend lots of time in our yard, having a coffee on the deck and playing with our pup. We will not have any privacy at all and will lose the enjoyment of our yard. This was our safe space that we loved so much; I am heartbroken.

Please keep me informed of the decision of the approval authority on application file number Z-2025-047.

Sincerely,  
Yvette Silveira

**From:** [Cindy Aarntzen](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File number : Z-2025-047  
**Date:** Monday, October 13, 2025 7:39:53 PM

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[REDACTED]

Hello

Upon receiving a letter of the notice of complete application, I would like to voice my concern.

First off all, no awareness to building plans of apartments, my understanding has always been houses !

Apartments is an entire different story!

We will have a HUGE increase of traffic , what are the plans to accommodate this in a residential area? Why not have apartments behind commercial buildings and closer to the end of town?

What is being done to assure our privacy?

It has come to my understanding that the plan shows an earth berm and a swale between houses on Stickel street and the parking so will they build up the earth at the property line. There could be planting on top of the berm. This will shield the owners of the houses on stickel street from seeing the cars.

What about the car noise, car lights, street lights? Our bedrooms are on that side of the houses..... we will have day and night coming and going of cars! Snow removal noise and lights early in the morning??

5 stories high!!! No fence will shield us for privacy!!

I also noticed that they plan to put up a 1.83m privacy fence along the lot line. Will there be a landscape buffer of trees/planting together with the fencing? As a 1.83m privacy fence is not enough to build us privacy.

And what about the sunlight? Those buildings will entire block the sunlight?

The windmill at CAW has restriction to the distance of houses around it, how come can a 5 high apartment building be approved so close to a windmill?

The apartment building will decrease the value of our houses?  
It will allot for certain people to move in. I understand that affordable housing is in need but putting this up surrounded by expensive new build ???

Please address those concerns !  
I'll be waiting for a responds.

Respectfully ,

Owner on Stickel Street.

Sent from my iPhone

Sent from my iPhone

**From:** Johan Van Der Reijden [REDACTED]

**Sent:** Friday, October 10, 2025 4:16 PM

**To:** bcplpe@brucecounty.ca; planning@saugeenshores.ca; Bruce County Planning - Inland Hub <bcplwa@brucecounty.on.ca>

**Subject:** Objection to Zoning By-law Amendment Application Z-2025-047 (Bluewater Estates, Block 258 et al.); Roll Number: 411046000440315

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To Whom It May Concern / Dear Members of Council / Planning Committee / Coreena Smith / the Town of Saugeen Shores,

Please find attached my formal objection letter regarding the proposed Zoning By-law Amendment and Minor Revision to the Draft Plan of Subdivision (File Z-2025-047, Bluewater Apartments – Blocks 258, 286 & 287).

As an adjacent landowner, I have significant concerns about the scale, height, and long-term impacts of this development. I request that my submission be added to the public record and that I be notified of all public meetings, staff reports, and decisions under the Planning Act related to this application.

Thank you for your attention to this matter.

Kind regards,

**Johan Van Der Reijden**

206 Stickel Street  
Port Elgin N0H 2C1

[REDACTED]

**Johan Van Der Reijden**

206 Stickle Street  
Port Elgin N0H 2C1

October 10, 2025

**To:**

Town of Saugeen Shores – Planning Department  
600 Tomlinson Drive, PO Box 820  
Port Elgin, ON N0H 2C0  
planning@saugeenshores.ca

**Cc:**

Bruce County Planning & Development Department  
Attn: Coreena Smith, Planner  
bcplpe@brucecounty.on.ca

**Subject:** Formal Objection – Zoning By-law Amendment and Minor Draft Plan Revision (Z-2025-047, Bluewater Apartments – Blocks 258, 286 & 287)

Dear Ms. Smith and members of Council,

I am writing as a directly affected adjacent property owner regarding the Zoning By-law Amendment and Minor Revision to Draft Plan of Subdivision (File Z-2025-047, Bluewater Estates, Block 258), as outlined in the Notice of Complete Application dated September 29, 2025. I wish to formally object to the proposed amendments and request that this letter be entered into the public record.

**1. Scale and Character – Height and Density Are Not 'Minor'**

The proposal seeks to increase building height from 12 m to 17.5 m (five storeys) and to reduce minimum lot areas by approximately 25–30% across the three new blocks. Labeling these as 'minor' changes is inaccurate — they would substantially alter the built form, sightlines, and privacy for existing low-density homes. A 17.5 m, 5-storey structure immediately behind single-detached dwellings is incompatible with the surrounding R1-zoned neighbourhood and will dominate the visual landscape.

**2. Multi-Year Construction Impacts**

The builder's own documents confirm three phases of construction (Blocks 258, 286 and 287), effectively creating a multi-year construction zone directly behind existing homes. This will impose sustained noise, dust, traffic, and light pollution over an extended period — not a single disruption but a prolonged loss of peace and enjoyment for surrounding residents.

### **3. Traffic and Access Deficiencies**

The Planning Justification Report admits that Bruce Street's southern extension to Bruce Road 25 has not yet been constructed. All construction and residential traffic would therefore rely on Ivings Drive and Frances Street, narrow collector and residential roads not designed to handle high-density volumes. Until the Bruce Street extension is complete and operational, this project should not proceed. Beyond construction and road access, the applicant has not demonstrated how residents of 259 apartment units are expected to access schools, shopping, and community services. There is no mention of nearby public transit, pedestrian connectivity, or cycling infrastructure. Given the car-dependent nature of Port Elgin, the proposed parking supply is grossly inadequate. A detailed transportation and mobility assessment should be required to address how residents will travel to and from the site safely and practically.

### **4. Parking and Visitor Overflow**

The developer seeks to reduce required parking on Block 258 from 111 spaces to 110, characterizing the deficiency as negligible. However, across 259 residential units, even small per-building shortfalls create cumulative overflow. Street parking in this area is already limited, and no on-street capacity analysis has been provided. While the proposal claims to meet the minimum parking standard in aggregate, simply achieving the numerical minimum is not sufficient to ensure functional adequacy. Port Elgin is a car-dependent community with limited transit and walkable services. Most households will rely on personal vehicles, and many will own more than one. Meeting the minimum on paper does not equate to meeting the practical needs of residents or protecting surrounding streets from overflow parking.

### **5. Green Space Reduction and Loss of Buffering**

Relief is requested to reduce landscaped open space on Block 286 from 30% to 29.1%. While seemingly minor, this reduction is compounded by the smaller lot sizes and higher building massing. The Natural Heritage Letter of Opinion confirms that the southern treeline was removed to consolidate farmland — eliminating the only natural buffer that previously separated existing homes from the proposed development.

### **6. Lack of Impact Studies**

No shadow, lighting, or urban design studies were completed — explicitly justified by the planner on the basis of anticipated future changes under Bill 17. Those legislative changes have not taken effect, and in any event, provincial streamlining does not relieve a proponent

from demonstrating compatibility.

## **7. Environmental and Drainage Concerns**

While the Natural Heritage Letter concludes there are no significant natural features within 120 m, it also confirms the site has been recently disturbed and graded for cash cropping. Given the topographic slope toward existing lots, proper drainage and stormwater control during multi-year construction are critical and should be verified before approval.

## **8. Procedural and Legal Standing**

This submission is made pursuant to the Planning Act, specifically s.34(13), s.34(14.5), and s.34(19). Accordingly, I formally request written notice of all public meetings, staff reports, and the final decision regarding File Z-2025-047, and I reserve all rights of appeal under the Act.

## **9. Conclusion and Request**

For the reasons outlined above, I respectfully request that Council refuse the application in its current form or, at minimum, defer any decision until the following are completed and made public:

1. A comprehensive traffic impact assessment reflecting all three phases and current roadway limitations;
2. A shadow and visual impact study for all adjacent residential properties;
3. A construction management and phasing plan addressing duration, noise, dust, and staging impacts;
4. A revised site plan that preserves a functional landscape buffer and respects existing neighbourhood character.

Until such studies are provided and the Bruce Street extension is completed, approval of this amendment would be premature and contrary to sound planning principles.

Thank you for considering these concerns. Please confirm receipt of this submission and that I will be notified of all further meetings, reports, and decisions relating to this application.

Respectfully submitted,

**Johan Van Der Reijden**

Port Elgin Resident and Adjacent Landowner

**From:** [REDACTED]  
**To:** [Klarika Hamer](#); [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [Coreena Smith](#); [Steve/Karen](#); [S.S](#)  
**Subject:** Re: Public Comment Van Der Reijden Z47 Bluewater  
**Date:** Friday, November 28, 2025 2:29:34 PM  
**Attachments:** [Amendment to Previous Objection Parking Supply Deficiency and Municipal Comparisons.pdf](#)

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Good afternoon Klarika, Coreena and members of the team,

Please find attached an amendment to my objection letter dated October 10, 2025, providing additional details regarding parking supply and unit count for File Z-2025-047.

Kindly confirm receipt of this email.

Thank you,

Johan

Johan Van Der Reijden  
206 Stickel Street  
Port Elgin N0H 2C1

November 28, 2025

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To:

Town of Saugeen Shores – Planning Department  
600 Tomlinson Drive, PO Box 820  
Port Elgin, ON N0H 2C0  
planning@saugeenshores.ca

Cc:

Bruce County Planning & Development Department  
Attn: Coreena Smith, Planner  
[bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

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Subject: Amendment to Previous Objection – Parking Supply Deficiency and Municipal Comparisons

*(File Z-2025-047 – Bluewater Apartments, Blocks 258, 286 & 287)*

Dear Ms. Smith and Members of Council,

Further to my letter of October 10, 2025 objecting to the above-noted application, I am submitting this amendment to expand on the specific issue of parking supply deficiency in light of updated information regarding unit count and the applicant's proposed parking ratios.

The existing by-laws for 1.1 parking spaces per residential unit do not consider 5+ storey apartment buildings, as they are not typically found in our municipality. I've assessed other, similar, municipalities in Ontario and wanted to bring additional information to my previous objection for evaluation and consideration.

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#### 1. Updated Unit Count and Required Parking Supply

The applicant has revised the proposed development to 245 apartment units, down from the original 259.

Even with this reduction, the project still provides only 1.1 parking spaces per residential unit, for a total of approximately 270 spaces.

This ratio remains materially insufficient for a car-dependent community such as Port Elgin and falls well below the standards used by comparable Ontario municipalities.

If we consider realistic ownership patterns in Port Elgin:

- 25 % two-vehicle households → required ≈ 306 spaces → deficit ≈ 36 spaces
- 40 % two-vehicle households → required ≈ 343 spaces → deficit ≈ 73 spaces

These shortfalls are not minor variances; they represent a structural under-provision that will force overflow parking onto surrounding residential streets and limit onsite functionality for residents and visitors.

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## 2. Winter Conditions Will Magnify the Deficiency

During winter months, when snowbanks encroach on stalls:

- Usable parking supply will decrease even further.
- Any loss of even 10 % of stalls could remove 25–30 spaces, effectively eliminating visitor or second-vehicle parking entirely.
- Overflow vehicles on local streets will impede snowplough access, narrow roadway clearance, and create avoidable safety hazards for both motorists and pedestrians.

This is a foreseeable operational problem stemming directly from insufficient onsite parking capacity.

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3. Comparison to Other Ontario Municipalities

The applicant’s proposed 1.1 spaces per unit ratio is far below the standards used in municipalities with far better transit options and lower automobile dependence:

Municipality	Resident Parking	Visitor Parking	Total Requirement
Innisfil	2.0	0.25	2.25
Oakville	2.0	0.25	2.25
Newmarket	1.5–2.0	0.25	1.75–2.25
Stoney Creek (Hamilton)	1.50	0.35	1.85
Cambridge	—	—	1.25
Thorold	1.25 (resident only)	—	1.25

Even communities with robust transit and higher densities require higher minimum ratios than the applicant proposes. Port Elgin, by contrast, has no public transit and significant seasonal traffic.

4. Unsuitability for Port Elgin’s Local Context

Port Elgin’s transportation reality includes:

- No meaningful public transit service;
- A commuting-based workforce relying on personal vehicles;
- A high proportion of two-vehicle households;
- Severe winter conditions that reduce functional parking capacity.

Given these conditions, a 1.1 parking ratio is incompatible with the Town’s needs. Approval of such a deficient parking supply would shift the consequences—overflow, congestion, and snow-removal obstructions—onto neighbouring streets and public infrastructure, rather than resolving them within the site.

## 5. Request

I respectfully request that the Town and County require the applicant to:

1. Provide a revised parking plan achieving at least 1.5 spaces per unit plus dedicated visitor parking;
2. Conduct a parking utilization and mobility study specific to Port Elgin's car-dependence and winter conditions; and
3. Demonstrate, through a detailed operations plan, how onsite snow storage and removal will maintain the full complement of required parking year-round.

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Thank you for considering this amendment and for continuing to ensure that any approval aligns with the Town's functional infrastructure and community safety. Please add this correspondence to the public record for File Z-2025-047 and confirm that I remain on the notification list for all future meetings and decisions under the Planning Act.

Respectfully submitted,

*Johan Van Der Reijden*

Johan Van Der Reijden  
Port Elgin Resident and Adjacent Landowner

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File Number Z-2025-047 Rolf Erne 478 Ivings N0H 2C3  
**Date:** Tuesday, October 14, 2025 1:31:04 PM

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[REDACTED]

To whom it may concern : I have received notice of the three apartments being built less then 40 feet from my backyard for a height adjustment . I wasn't even aware that these buildings were even being built , I was under the impression this was going to be an area of single , towns and semi houses.

Is this normal for a building of 4 to 6 stories to be located this close to family homes ?  
According to the Saugeen shores Urban existing design guidelines page 42 doesn't seem so.

I have concerns of proper water drainage , Ice and snow blowing of the building on to our home , Last year had lots of snow and wind.

Is there enough parking for 259 units , I think the plan shows 110 , where will the cars park ?

If the building is 17 meters tall , will the houses on Ivings Dr be in shade for most of the day ?

Is this really the best the planning committee could come up with ? There is so much room in that field.

I'm not even sure if I could sell it , I am certain that the value has not increased because of this.

Who would even buy it with this huge wall in their face , I wouldn't have in the first place if I knew.

Sincerely yours

Disappointed home owner Rolf Erne

**From:** [Steve/Karen](#)  
**To:** [Coreena Smith; Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Application Z-2025-047 Bluewater  
**Date:** Wednesday, October 15, 2025 12:19:56 PM  
**Attachments:** [Letter to Coreena Smith Sr. Planner.pdf](#)

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Hello Coreena,

Thank you for meeting with us yesterday. Attached please find our letter of opposition to the above Application. Please include it as part of the public record.

Steve Reisler and Karen McLean.

Steve Reisler and Karen McLean  
486 Ivings Dr. Port Elgin, ON  
N0H2C3

Coreena Smith, MCIP, Senior Development Planner  
1243 Mackenzie Road, Port Elgin, Ontario  
N0H 2C6

Dear Coreena,

Re: Notice of Complete Application ; File Number: Z-2025-047 Bluewater

Thank you for meeting with us on October 14/25. At that meeting you went over the history of the sub-division and brought us up to date on the current proposal. We expressed our deep concerns about it. We are adamantly opposed to this development as shown on the draft site plan. We are not opposed to all development and we put forward other options.

Our strong objections include the following:

- 1) The extremely close proximity of the proposed Phase 1 to our property.
- 2) The loss of nearly all sunlight caused by the proximity and height of the proposed building
- 3) The impact of noise from the new residents of the apartment, coming from cars and balconies
- 4) The loss of all privacy given the direct views from the balconies into our houses and backyards
- 5) The effect of ambient light coming into our houses from the apartment at all hours of the night
- 6) The negative impact on the marketability and/or loss of re-sale value of our home that is surely going to occur

We purchased our home at 486 Ivings Dr. Port Elgin in the spring of 2023. We are mostly retired and spend a good deal of time in and around our lovely home. During the nice weather, we are outside on the deck or gardening. It's also fair to say that we purchased with the intention that this would be our last home. We were looking forward to many years of continuing this great quality of life we are enjoying.

Unfortunately, our hopes and expectations came crashing down when we received the above Notice. It was truly devastating and a complete shock, to say the least. We are left with feelings of extreme anxiety over our future quality of life here. We are among the residents in the townhouses on Ivings Dr. who are most directly affected by the proposed location of these buildings. We are asking you to oppose the requested variances and urge the developer to re-locate the development to other lands he owns, or re-configure the apartment buildings such that they do not cause such a severe negative impact on our lives.

The Applicant, Barry's Construction and Insulation Ltd. (Barry's) is proposing to squeeze three 5-storey apartment buildings, containing a total of 259 units into Block 258, and place them in the corner of Ivings Dr. and Stickel St. To do this, major variances from the zoning bylaw are required, with respect to minimum lot area, and maximum height. For example, the Phase 1 building of 98 units requires a 24.88% reduction from the minimum lot area requirement of 10,320 sq.m. In fact, all the buildings require about the same variance from the minimum lot area requirement ie. 21.7% for Phase 2 and 27% for Phase 3. Overall this is about a 24% reduction.

The height variance that Barry's is seeking is almost 46% more than the current maximum requirement, in order to build 5-storeys.

These calculations are based on the numbers supplied to the County in the Planning Justification letter from Ron Davidson dated August 6, 2024, page 2. You confirmed their accuracy at our meeting.

Thus, in order to squeeze these buildings legally into Block 258, even with the granting of the variances, Barry's has to locate Phase 1 extremely close to the rear of the townhouses on Ivings Dr, including ours. And although all

the neighbouring homes are affected, for the Ivings Dr. owners this is a huge concern. This 5-storey, 98 unit building with its balconies is going to be a mere 32 feet (at the west corner) to 48 feet (at the east corner) from every backyard of the folks on Ivings Dr. between Stickel and Bruce....so close that it will be a looming giant over us , darkening our houses by blocking sunlight, invading privacy, contributing to more noise, shining ambient light and generally being a visual nightmare. We invite you to come out, stand in our backyards and imagine what this will look like. We are extremely anxious about how that will negatively impact our future quality of life, not to mention the certain devaluation of our property value. We could not have imagined a worse scenario.

Speaking of sunlight, shade and lighting, Barry's has not submitted a sun/shade or lighting study. They rely on the impending regulations to Bill 17 that dispense with this requirement. That regulation has not yet been enacted to the best of our knowledge. If ever there was a case for requiring these studies to be done, this is it. As the pictures sent to you from Joe Oliveras amply demonstrate, our home and the others on Ivings Dr. will be in virtual complete shade given the height and proximity of Phase 1 to our rear property lines. Gardening and other backyard pursuits will be next to impossible. Ambient light will be extremely intrusive.

Many of us are also concerned about the substantial increase in traffic that will be inevitable, given the number of units (259) being built, and their location. The closer they are to Ivings Dr., the more likely the new residents will flood Ivings Dr. with more vehicles, as many will use Ivings Dr. to and from Hwy 21, especially if the Bruce St. extension does not go out to the CAW road for a long time. And to the best of our knowledge, no traffic study has been undertaken.

To be fair, we are not saying that we expected to see a cornfield for years and years. All of us knew there would be some development taking place. But we assumed that it would be in character with the rest of the subdivision...i.e. townhouses and detached dwellings. What really disappoints and angers us is that, prior to purchasing, we were not told by Barry's, or any realtor acting on his behalf, that there was already a draft (approved)

plan of subdivision in place since 2016, which actually depicted the current Block 258, or that high density development (more than the medium density 111 units contemplated at that time) was perhaps being planned for that Block. The shock really hit us when we found out through the Notice that Barry's had just applied in August of 2025 for permission to construct 259 units on three separate sub-blocks of Block 258. We were blind-sided.

Everyone is asking why this development cannot be located farther south, away from the current townhouses and detached dwellings. We understand Barry's owns that land as well. For example, the 5-storey buildings Barry's constructed on Waterloo St. are a good distance from any detached or townhouse dwelling. They don't block the views or sun from any nearby single-family residences and also seem to fit quite well into that neighbourhood because of their proximity to commercial development. And unlike our situation, any buyers of new homes built across from those apartments ,e.g. on Northport or Normanton, will already know there are apartments there.

While we are on the subject of the Waterloo St. buildings, we take issue with Barry's planning consultant using that development as an analogy to support the request for a height variance, and take credit for the 9.95m sideyard on the proposal. With respect, this analogy has little merit, as the context is completely different. As Mr. Davidson acknowledges on page 8 of his report, we are not within the correct distance from Goderich St. to be subject to the same zoning requirements. And as previously pointed out, those apartments are bordered by a commercial plaza and a retirement home. We are not. On Waterloo St. there are no issues with sun, shade, noise or proximity to other currently built residences. This is in stark contrast to our situation. We will be exposed to all of those issues and more.

We understand the push for higher density and the apparent need for more rental units. But we don't understand why we have to sacrifice our quality of life to attain this. There has to be a balance between that goal on the one hand, and on the other.....creating a beneficial and enjoyable living environment for the current residents, especially the ones who purchased



**From:** [Steve/Karen](#)  
**To:** [Coreena Smith](#); [Klarika Hamer](#); [clerk@saugeenshores.ca](mailto:clerk@saugeenshores.ca)  
**Subject:** Application Z-2025-047 Bluewater  
**Date:** Thursday, November 27, 2025 8:57:46 AM  
**Attachments:** [Summary of Objections to Proposed Development with Commentary.pdf](#)

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Good morning,

I am attaching a copy of our submission for consideration by the Planning Department of Bruce County and the Saugeen Shores Town Council. This submission is in addition to previous correspondence we have sent regarding this application. However, we have now compiled those earlier submissions plus additional ones, into one document, for ease of reference.

I would also confirm my phone conversation with Morgan McCulloch on Nov.21/25 in which she added our names to the list of speakers at the public meeting Dec.15/25.

Steve Reisler and Karen McLean

## Application Z-2025-047

### Summary of Objections to Proposed Development; with Commentary on Stuart Doyle Letter dated November 4/25 and Ron Davidson letter dated August 6/24 (sic)

### Submission of Steve Reisler and Karen McLean

### 486 Ivings Dr. Port Elgin, ON

#### PART A NEGATIVE IMPACTS ON THE ABUTTING IVINGS DR. RESIDENTIAL DEVELOPMENT

- The extremely close proximity to our house and the other residents of Ivings Dr. namely 9.55 metres to 14.6 metres, (31 feet to 47 feet) of the proposed Phase 1.
- The loss of nearly all our sunlight caused by the proximity and height of the proposed building
- The impact of noise from the new residents of the apartment, coming from cars and balconies, again owing to its size and proximity
- The loss of all privacy given the direct and extremely close views from the balconies into our houses and backyards
- The effect of ambient light coming into our houses from the apartment buildings and parking lot at all hours of the night
- The negative impact on the marketability and/or loss of re-sale value of our home that is surely going to occur
- The construction noise, dust and vibrations for up to 3 years from the heavy construction equipment and huge cranes often operating within 31-47 feet from the Ivings Dr. homes

#### PART B THE REQUESTED VARIANCES TO THE ZONING BY-LAW BY THE APPLICANT ARE MAJOR

- The Applicant, Barry's Construction and Insulation Ltd. (Barry's) is proposing to squeeze three 5-storey apartment buildings, containing a total of 259 units into Block 258, and place them in the corner of Ivings Dr. and Stickel St.
- The current zoning on Block 258 is R4-2. This permits medium density developments including townhouses and apartments, SUBJECT TO THE REGULATIONS in s.10 of the zoning by-law.

- To build one of the proposed 5-storey buildings, let alone three, MAJOR variances from the zoning bylaw are required, with respect to minimum lot area, and maximum height. For example, the Phase 1 building of 98 units requires a 24.88% reduction from the minimum lot area requirement of 10,320 sq.m. In fact, all the buildings require about the same variance from the minimum lot area requirement ie. 21.7% for Phase 2 and 27% for Phase 3. Overall this is about a 24% reduction from what the by-law requires. That is a major variance.
- Furthermore, the Applicant is forced to seek a height variance of almost 46% more than the current by-law maximum, in order to build 5-storeys. That too is major.
- It is abundantly clear that this proposed development cannot “fit” within the property, without major variances, contrary to what is being alleged by the Applicant
- The Applicant is on record as stating the construction of less than a 5-storey rental building is “not economically viable” (Davidson report Aug.4/25). The Applicant has offered no evidence to support this statement and accordingly it should be viewed with skepticism. However, since the Applicant has indicated that a three-storey building will not be constructed, references in the Applicant’s supporting materials, or comparisons to an “as-of-right” structure are irrelevant

**PART C THIS DEVELOPMENT CONTRAVENES CORE POLICIES OF THE TOWN OFFICIAL PLAN**

- Section 1 of the Town’s Official Plan sets out primary objectives: s.1.2.1.2(a) reads:” To phase new development in a manner that will ensure that the appropriate physical and social infrastructure does not adversely impact the character of the community or the lifestyle enjoyed by the residents of Saugeen Shores”. (emphasis added)
- See also S.1.2.2.1: “It is the goal of this Plan to provide opportunities for a range of housing types and densities to accommodate a diversity of lifestyles, age groups, income levels and persons with special needs and to ensure that new housing styles are in character with existing neighbourhoods.” (emphasis added)
- Reference should also be made to s.2.11.3.2(c) which mandates that the density of a development is “appropriate for the area”
- Again, in Section 3 Settlement Area Policies “Objectives” s.3.2.5 speaks of ensuring that “new development and redevelopment are compatible with existing or planned neighbouring land uses (emphasis added)

- This principle is repeated once again in S.3.3.5 under the heading of Intensification: See s.3.3.5.2 which speaks of “compatibility with the existing neighbourhood character in terms of scale, massing, height, siting, setbacks, parking and amenity area so that a transition between existing and proposed buildings is provided” (emphasis added)
- it is obvious that this application violates each and every one of these principles. It is completely disproportionate to what currently exists in the immediate area. There is no transition between the low-rise town houses and the 5-storey proposal. And, there does not appear to be any examples in Saugeen Shores of a 5-storey building, or even a 4-storey building looming over a low-rise residential neighbourhood. Approval of this application would set a bad precedent.
- A cursory on-site visit to the Northport Meadows apartments location reveals the Ivings Dr.-Stickel area has nothing in common with that development. The Ivings Dr.-Stickel neighbourhood is not within or adjacent to a Schedule C Core Commercial Area. Furthermore the apartments at Northport Meadows do not overlook low-rise housing, which is sufficiently distant that there is no loss of privacy or negative shadow effects.
- Reference should also be made to s.51(24)(c) of the Planning Act, which, when considering a draft plan of subdivision, obligates the municipality to consider “whether the plan conforms to the official plan and adjacent plans of subdivision, if any”. It is submitted that this section also applies when a draft plan is being amended such as in this case.

PART D      COMMENTS ON THE JUSTIFICATION REPORT OF RON DAVIDSON AUG.6/24

- Official Plan: The report makes no reference to the above-quoted sections of the Official Plan when submitting that this development conforms to, or is compatible with the existing neighbourhood. It simply does not.
- The report attempts to create a fiction that Council should begin by viewing this development as a high density development, and then consider whether, if it was, it satisfies the zoning requirements of such a development. The problem with this argument is that it avoids the threshold issue of determining whether a high density development should be situated in this Block in the first place.
- In this fiction, the report goes on to describe how the proposal meets the Official Plan requirements in s.3.4.3.3. Even in this fictional world, it does not meet the requirements of s.3.4.3.3.1(e). It is impossible to buffer a 5-

storey building running all along the length of the Ivings Dr homes, and 32-47 feet from their backyards.

- Using the same fictional argument that this is analogous to a Schedule C development, the report suggests that the height and setbacks meet the criteria of that type of development, as mentioned in the zoning by-law.3.10.4
- This is similar to the report's attempt to analogize this development to a Schedule C development, like Northport Meadows. The report acknowledges those rules don't apply here. However, the report suggests that Council should actually pretend that this is a Schedule C zone and be impressed that the proposed setbacks exceed what Schedule C requires, and that a 17.5 metre height is appropriate.
- It must be emphasized that, at most, Block 258 is only zoned for medium density development. The Official Plan and the zoning by-law relating to those developments is the standard that Council should be applying when considering whether this application conforms, or whether it should be rejected.

## PART E REPLY TO THE COMMENTS OF STUART DOYLE; LETTER DATED NOV.4/25

### Lot area

- As shown in Part B above, this development cannot fit into this Block without major variances. The County is correct to raise this concern.
- The reduction in units and the requested relief is so minor as to make no difference in the negative impacts of the building. Even 91 units in Phase 1 requires a 19.4% variance, down from 24.8%. Overall the reduction of 14 units results in a requested variance of 21% from the current regulations.
- On-site amenities proposed are for the benefit of future residents of the proposed buildings; They provide no relief to the abutting homes from the negative impacts mentioned above

### Building Height

- The Applicant has made no changes to the height of the proposed building, consistent with their statement that less than an apartment building under 5-storey's cannot be economically built. The Applicant is

putting the Town in an “all or nothing” position. This is unreasonable. The Applicant owns a large parcel of land south and west of Block 258. The residents have proposed that either the Applicant move the 5-storey proposal to the south, near County Rd 25 (CAW) or build in Block 258 what is permitted, namely townhouses or single-family dwellings. The applicant has provided no explanation for their refusal to consider this.

- The Applicant indicates that Bruce St. is a collector road. Firstly, that road has not been extended to CAW road, and the Applicant apparently has no obligation to do so prior to construction of Phase 1. So traffic will be flooding onto Ivings Dr. and impacting those residents, who will have great difficulty entering and backing out of their driveways. More importantly, the argument that we will have sufficient collector roads to handle the large increase in traffic volume completely misses the point. The point is that this development is completely out of character with the abutting neighbourhoods.
- The sun shadow study, which the Applicant only recently submitted, was done because of the strenuous objections to this proposal. It demonstrates what the residents of Ivings Dr. have stated. And it confirms the evidence in the photographs submitted to council: That for most of the year, and most of the day, the 5-storey building in Phase 1 will cut off sunlight from the Ivings Dr. backyards and cast a shadow over the entire low-rise homes...in some months even out to the street.
- Mr. Doyle’s states that the Applicant has attempted to “mitigate the increased height”. The submission by Mr. Doyle and Mr. Davidson that the current Application can be analogized to a high density building in a Schedule C zone has no merit. Mr. Doyle proposes that the Applicant has exceeded the requirements in zoning provision 3.10.4. but also states those special zoning rules don't apply here. We agree. And yet, they still want Council to pretend that we are in such a zone, in order to proclaim, for example, that the sideyard setbacks in the proposal actually exceed the requirements of those non-applicable rules. Respectfully, this is false logic.

#### Landscaping and Parking

- The Applicant’s plans, whether revealed now or at Site Plan stage have no effect on the negative impact of this development on the abutting neighbourhood
- It is believed that another resident will address the parking matters

### Impact on the Residential area

- The County requested additional information to demonstrate what is being done to mitigate those impacts. Respectfully, the Applicant provided nothing of any substance, and simply relied on the following: some minor tweaking to the number of units; a sun shadow study that actually weakens this proposal; collector roads, one not even built, to handle increased volumes; and an unmeritorious argument that Block 258 should be considered as a Schedule C zone, in order to justify the major height variance it is seeking.
- To be fair, and sparing no expense, the Applicant has proposed a buffer of a 1.83 metre (6 feet) high wooden fence along the lot line to separate a nearly 60 foot high building about 40 feet away from our low-rise Ivings Dr. homes.
- It is obvious that the Applicant has no proposals that can truly mitigate the negative effects of this development on the surrounding neighbourhoods, especially Ivings Dr.
- Official Plan: Like Mr. Davidson's report, Mr. Doyle's letter makes no reference to the above-quoted sections of the Official Plan. (see PART C above). Mr. Doyle's response to the County request for a comment avoids addressing the core issue of whether this development conforms to, or is compatible with the existing neighbourhood. It simply does not.

### PART E THE APPLICATION INCLUDES SEVERANCES

- Somewhat downplayed as a "Minor Revision" to the Draft Plan of subdivision in this application, is the request that the County, in effect, permit a severance of Block 258 into three separate parcels. Each of the three buildings will be situated on its own block. When asked by the County for clarification, Mr. Doyle replied that it was required for CMHC insured financing. Respectfully, a much more detailed response should be required. The requested severances will not only allow for separate mortgaging of the buildings rather than a blanket mortgage on the entire Block 258, but it will also permit the Applicant to sell or convey each building separately, without requiring any further consents. That is a significant benefit and only to the Applicant. This will be subject to the terms imposed by the County in giving its consent.
- While it is true that the request for severances may not affect the functionality of the buildings, when combined with all of the other requests made by the Applicant, this entire application is a very big ask of the Town.

## PART F THE AFFORDABLE HOUSING COMPONENT

- In Mr. Doyle's letter of Nov.4/24, he states that the proposed development would "offer additional affordable units through CMHC initiatives"
- The Town currently has no mandatory affordability requirements for a proposed residential development.(confirmed by email from the Town's office of Development Services)
- However, the County of Bruce Official Plan , s.4.4.4.2 in part reads as follows:

### "4.4.4.2 Affordable Housing Policies

*.1 In addition to the above-noted housing policies, the following shall also apply to address the issue of affordable housing.*

*.2 The Provincial Policy Statement requires the County to have an appropriate range of housing types and densities to meet projected requirements of current and future residents. In order to ensure affordable housing is provided within a Municipality, 30%of new residential development and residential intensification shall be affordable to meet the housing needs of family incomes up to the 60 th percentile."*

- From the Housing Action Plan 2024-2026, on the Build in Bruce website, pages 19-24, we learn that "affordable" for renters means a rent that does not exceed 30% of a household's gross income. According to the Table listed, the 6<sup>th</sup> decile has an income of \$65,600 and the amount of affordable rent is \$1,640 per month. The numbers may have changed (increased) in the past two years. The study also states that the average rent being asked is over \$2,000 per month. That figure may also have risen. In order to meet the affordability definition, and pay rent of \$2200 to \$2500/month, household income would have to exceed \$78,000 annually. And yet affordable housing is supposed to be targeting low to moderate income earners.
- So it is submitted that before the County and the Town accept the Applicant's representation, it would be appropriate to ask the Applicant a few more questions.
- For example, are 30% of the units in Northport Meadows affordable, within the guidelines set out by the County? Who is monitoring this? Since the

Applicant points to this Northport Meadows development in support of the application, these are very fair questions.

- Will the Applicant commit in writing to allocating 30% of all rental units to affordable housing within the above guidelines set by the County?
- What specific measures will be put in place by the County and the Town to monitor and if necessary legally enforce the above guidelines, if this development is allowed to proceed despite all the objections to it?

Respectfully Submitted,

Steve Reisler and Karen McLean

486 Ivings Dr. Port Elgin, ON

**From:** [REDACTED]  
**To:** [Coreena Smith](#); [Klarika Hamer](#); [clerk@saugeenshores.ca](mailto:clerk@saugeenshores.ca)  
**Subject:** File 025-047 Bluewater Correction to submission  
**Date:** Monday, December 8, 2025 10:18:17 AM

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Good morning,

I have noticed a typo on our submission. There are two PART E's. Please consider the second one as PART F and the current PART F as PART G. I apologize for the error. Thanks.

Steve Reisler-486 Ivings Dr. Port Elgin.

**From:** [REDACTED]  
**To:** [clerk@saugeenshores.ca](mailto:clerk@saugeenshores.ca); [diane.huber@saugeenshores.ca](mailto:diane.huber@saugeenshores.ca); [mike.myatt@saugeenshores.ca](mailto:mike.myatt@saugeenshores.ca); [rachel.stack@saugeenshores.ca](mailto:rachel.stack@saugeenshores.ca); [Bruce County Planning - Lakeshore Hub](#); [dave.myatt@saugeenshores.ca](mailto:dave.myatt@saugeenshores.ca)  
**Subject:** Comments and Concerns on File Z-2025-047  
**Date:** Wednesday, October 15, 2025 5:29:20 PM

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[REDACTED]

Stephanie Brunato  
262 Stickel St  
Saugeen Shores, ON N0H 2C1  
[REDACTED]

October 15, 2025

Planning Department  
Town of Saugeen Shores  
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[Rachel.stack@saugeenshores.ca](mailto:Rachel.stack@saugeenshores.ca), [Dave.myatt@saugeenshores.ca](mailto:Dave.myatt@saugeenshores.ca)

Re: Concerns Regarding Land Use Application Z-2025-047 Bluewater Estates

Dear Members of Council and Planning Staff,

I am writing to express my deep concerns regarding Land Use Application Z-2025-047, which proposes a zoning by-law amendment and a minor revision to the Draft Approved Plan of Subdivision to facilitate the construction of three five-storey apartment buildings with 259 residential units in the Bluewater Estates development.

As a homeowner on Stickel Street since 2015, I feel this application represents a significant and troubling departure from what was originally represented to me at the time of purchase, and poses serious implications for the character of our neighbourhood, property values, privacy, infrastructure, and overall livability.

#### 1. Misrepresentation of Future Development

When I purchased my home, I was assured by local real estate agents, Debbie and Joyce Dudgeon, that the land directly behind my property would not be developed

due to its proximity to the windmill at the CAW Centre. I was told that:

- The area south of Ivings Drive (between Ivings and Bruce Road 25) was not to be built on, and
- Development would be limited to the north side of Ivings toward Sunset Boulevard and Buckby Lane.

This information was a major factor in my decision to buy in this location. Within a few short years, the land behind me was rezoned, and a new house now stands within feet of my property line, significantly altering the privacy and value of my home. I now feel like I'm living in a fishbowl, under constant observation.

The current proposal to construct three apartment buildings up to five storeys high would only exacerbate this feeling, and I believe this is an unacceptable transformation of our quiet, medium-density residential area.

## **2. Incompatible with Neighbourhood Character and Property Values**

Our neighbourhood is composed primarily of single-family homes and townhomes, the majority of which are bungalows or low-rise dwellings. This has created a quiet, community-oriented, and visually consistent residential environment.

The proposal to introduce three five-storey apartment buildings with 259 units is a drastic and incompatible shift in density and scale for this area. While I recognize the need for housing, this type of high-density development belongs in areas already planned and built for such use, not in established low to mid-density neighbourhoods.

The current mix of townhomes and single-family homes reflects an appropriate and sustainable level of density for the area, and that approach should be continued, rather than disrupted by buildings that will tower over existing homes, strain infrastructure, and reduce property values.

Families seeking a quiet, low-traffic community, as I once and still do, will no longer consider our area a viable option.

## **3. Inappropriate Location for High-Density Development**

Developments of this scale should be placed in areas already zoned and built for multi-unit dwellings, such as Devonshire Road and Waterloo St or other areas on the north side of town, where apartment complexes currently exist. Implanting such a development into a low to mid-density, family-oriented neighbourhood disrupts established planning norms and harms community cohesion.

## **4. Parking and Traffic Concerns**

The application proposes a reduction in required parking spaces which is deeply concerning. With 259 units, even a small shortfall in on-site parking could result in:

- Overflow onto residential streets

- Increased congestion and limited access for emergency vehicles
- Safety concerns for pedestrians and children

I would like to know:

- What traffic impact studies have been conducted to assess this development's effects on local roadways?
- What are the projected increases in traffic volumes on Stickel Street, Ivings Drive, and surrounding areas?

#### **5. Building Height Concerns**

I understand the applicant is requesting to build up to 17.5 metres (5 storeys), which is well above the currently approved 12.0 metre (3 storey) maximum. I strongly oppose any changes that would allow 5-storey buildings in this area.

- This is inconsistent with surrounding development.
- It will create a looming presence over adjacent one-storey and two-storey homes.
- It sets a precedent for future zoning changes that may further alter the nature of our neighbourhood.

#### **6. Green Space and Setbacks**

The proposed reduction in landscaped open space is another concern. With such high density, green space is critical to maintaining quality of life, managing water runoff, and ensuring some separation between buildings.

If this proposal moves forward, I urge the town to ensure:

- Maximum buffer space and setbacks between the apartment buildings and existing homes.
- Landscaping features that maintain privacy and reduce visual impact. This would ideally consist of large, mature trees between the existing homes and the new buildings.

I object to any changes that would bring these buildings closer to my home.

#### **7. "Affordable Housing" Claims**

I have heard claims that these buildings may provide "affordable housing," but I am skeptical of this assertion. If monthly rents are projected to be over \$2,000 per unit, then:

These apartments are not affordable to the average local resident not employed by Bruce Power.

- I request that the Town publicly disclose the data and criteria being used to label this project as “affordable housing.”
- Please provide documentation showing how this pricing aligns with average local household incomes (not employed by Bruce Power).

We need to ensure that the term “affordable” is not being used as a justification for rezoning without any real benefit to the community or to the people who actually need it.

#### **In Summary**

This proposed development represents a major departure from what was initially planned and communicated to residents. It introduces significant negative impacts to property value, neighbourhood character, traffic safety, and quality of life.

I respectfully request that:

- The building height not exceed 3 storeys, as currently allowed.
- All parking and green space requirements be strictly enforced.
- Adequate traffic studies and public transparency be provided.
- Greater effort be made to protect the interests of current residents who invested in this area based on past plans and representations.

I appreciate your time and consideration of my concerns, and I request to be kept informed of all meetings and decisions regarding Application Z-2025-047.

Sincerely,  
Stephanie

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Re: Notice of Complete Application Norma Barber 247 Bluewater  
**Date:** Wednesday, October 15, 2025 5:47:07 PM

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[REDACTED]

Sent from my iPad

On Oct 15, 2025, at 5:09 PM, Norma Barber <[normabarber33@yahoo.ca](mailto:normabarber33@yahoo.ca)> wrote:  
I have lost my view with that turbine ! May ruin to cost of my home for resale, blocks the sun , there are renters who some don't respect others. I don't want the aggravation. No privacy! Please find another spot for apartments not happy ! No thanks !

Sent from my iPad

On Oct 10, 2025, at 2:48 PM, Klarika Hamer <[KHamer@brucecounty.on.ca](mailto:KHamer@brucecounty.on.ca)> wrote:

Hi Norma,

Further to our discussion at the Lakeshore Hub this afternoon, I understand that you reside at 178 Stickle Street in Port Elgin and that you have some questions regarding Zoning By-law Amendment file Z-2025-047.yes! No apartments period

\*\*\*\*\*

Attached, please find the documentation for this file that I provided to you today.

If you could send in your comments/concerns/questions to [bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca) or reply to this email, I can ensure that your comments are on record. Once received, I will reply that they are received and the Planner will reach out to you to review.

I have copied the Planner on the file, Coreena Smith.

Kind regards,

\*\*\*\*\*

I have read everything through and I do not want to loose my sun in the back yard, or my view( which was taken with that turbine) .....shall I go on ? NO, NO, NO! Don't want this in my back yard. ....Mrs. Norma Barber 178 Stickle Street

\*\*\*\*\*

ATTENTION : C J SMITH, Thanks but NO thanks ! First the turbine , now 5 story apartments! So many wrongs! Mrs.Norma Barber 178 Stickle Street

---

**From:** [Klarika Hamer](#)  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** FW: Notice of Complete Application Norma Barber Z47 Bluewater  
**Date:** Thursday, October 16, 2025 7:56:23 AM

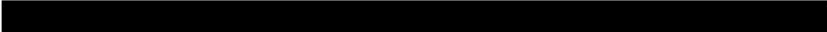
---

**From:** Norma Barber  
**Sent:** Wednesday, October 15, 2025 5:59 PM  
**To:** Klarika Hamer  
**Subject:** Re: Notice of Complete Application Norma Barber Z47 Bluewater

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ATTENTION : C J SMITH, Thanks but NO thanks ! First the turbine , now 5 story apartments! So many wrongs! Mrs.Norma Barber 178 Stickel Street

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**Klarika Hamer**

---

**From:** Norma Barber [REDACTED]  
**Sent:** Thursday, October 16, 2025 1:07 PM  
**To:** Bruce County Planning - Lakeshore Hub  
**Subject:** No apartment building in my back yard

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[You don't often get email from [REDACTED] Learn why this is important at [NO ! I have got that turbine and don't want an apartment building in my back yard ! , NO](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzJ1OmJydWNIY291bnR5OmM6bzo3MGNkYjgwNzQyNjc0ZGZjMTljMTEwMGU4MzY3ODRjMzo3OmQyZDQ6Njc4N2Y3OTVjMDA5OWFIY2I2NDM2MWYwYTgyZTc3MTZhZDZmMTVmMTIhZjZiYjlkMThiNDY3ZGU0MjE3ZTY4OTpwOIQ6Rg&data=05%7C02%7CbcpIpe%40brucecounty.on.ca%7Ce30c7e07e4774bf0c11d08de0cd684c0%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638962312662751426%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIiOiIjXaW4zMilslkFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=XQJswthKtaLJHw6GPyRc728%2BMvEXI3cVjSsNW9JeuMk%3D&reserved=0 ]</a></p></div><div data-bbox=)

## Klarika Hamer

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**From:** lilojean mcdonald [REDACTED]  
**Sent:** Thursday, October 16, 2025 10:57 AM  
**To:** Bruce County Planning - Lakeshore Hub  
**Subject:** 5 storey apartment blocks

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[You don't often get email from [REDACTED] Learn why this is important at [Coreena Smith](https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F__http%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzJ1OmJydWNIY291bnR5OmM6bo2ZmRmNWUzYWVmMDYyMmYyODFmNzlhMjY1OWIOM2E0NT03OjNhMTg6N2ZkYWlwOTczN2ZjMDdjMTEzMWM0ZDA0NjBhNDY0NWE5YWVWRkZmFjZjg3YTEyM2RIODYzOWMyYTM3MTc4M2ZlYzpwOIQ6Rg&data=05%7C02%7Cbcplpe%40brucecounty.on.ca%7C9d8418489a094fc5271208de0cc45381%7Cfd89d08b66c84a86a12d6fcc6c432324%7C0%7C0%7C638962234767313335%7CUknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMClSIIAiOiJXaW4zMilslkFOljoiTWFpbClslldUIjoyfQ%3D%3D%7C80000%7C%7C%7C&sdata=FUEo9cKE0XScFrFOfrs1jK3JgHorb1KhhiBfqFQF6E%3D&reserved=0 ]</p></div><div data-bbox=)

The apartments that are to be built behind my property is a concern to me.  
I do NOT want this as it will make my property go down in value.  
I do not want traffic noise and more people in my back yard.  
I have more issues on this decision and I'm sure my neighbours are not happy as well.

Lilojean McDonald  
242 Stickel Street  
Port Elgin.  
Sent from my iPad

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Z-2025-047  
**Date:** Thursday, October 16, 2025 6:04:16 PM

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[REDACTED]

I am opposing Z-2025-47.

I am very upset to hear about the proposed three apartment buildings at Ivings Drive and Bruce Street.

If I have known there would be apartments being built behind my property, I would definitely have not purchased this house in 2023 which I thought was my forever home.

I have been losing sleep. Stomach is in knots. Thinking about my options. Do I try to sell? I would imagine it will be difficult to sell with the thought of apartment buildings as your neighbours. The property value will be affected.

If or when I do list my house, I will have to reduce the price.

The thought of moving again sickens me. I am enjoying my house, but that will not be the case with the apartment buildings.

I will be not able to open my curtains at the back of the house as I will have several strangers looking at me or should I say looking down at me.

I will not be able to enjoy my backyard due to the lack of privacy.

Sleep will be disrupted due to the traffic, noise and lighting from the parking lots as my bedroom is facing the apartments.

Traffic will be disruptive.

I was told a fence is going to be erected where my existing fence is currently located. Part of my purchase agreement I paid for the fence installation.

The apartment buildings will affect the physical characteristics of the neighbourhood.

As the apartment buildings are providing marginal spaces for tenants and tenants' visitors, it puts all available neighbourhood kerbside parking under pressure.

The apartment buildings will affect how much sunlight is blocked.

Instead of the proposed location why not build along the CAW Road?

Please reconsider this proposal.

Ronna Cobean

474 Ivings Drive

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File Number Z-2025-047  
**Date:** Thursday, October 16, 2025 10:05:52 PM

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[REDACTED]  
Attention Planning

I'm writing in response to express my concern over the proposed construction of three 5 storey apartment complex behind my house on Stickel Street.

I'm thoroughly disappointed that Planning would consider this appropriate use of this space. I'm concerned about about the influx of traffic congestion, noise, safety, depreciating property values as well as unfavorable visual impact. I purchased in this area expecting more of the similar structures to eventually be built on this land. I would definitely not of purchased my home knowing five story apartment buildings were planned.

I hope you will give consideration to the negative impact this proposed development will quality of life to myself and neighbors on Stickel and Iving's Streets.

Sincerely

***Karen Vaughan***  
***226 Stickel St, Port Elgin, ON***  
***N0H 2C1***

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File #Z-2025-047-Strong Objection to Proposed Apartment Development Behind Ivings Drive/Stickle St  
**Date:** Friday, October 17, 2025 11:29:25 AM

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[REDACTED]

Attn: Coreena Smith

Subject: Strong Objection to Proposed Apartment Development Behind Ivings Drive/Stickle St

Dear Members of Council and the Planning Department,

I am writing to express my deep frustration and strong opposition to the proposed development of three apartment buildings directly behind my property in Port Elgin. As a resident and homeowner, I am appalled by the lack of consideration this proposal shows for the existing community, our property values, and the overall character of this neighbourhood.

This development would have an immediate and devastating impact on the quality of life for residents in this area. My concerns are numerous:

**Property Value:** The construction of large multi-unit buildings will significantly diminish the value of surrounding single-family homes. Homeowners who have invested their life savings in this community will see those investments eroded overnight.

**Neighbourhood Character:** Port Elgin's charm lies in its quiet, small-town feel and family-oriented neighbourhoods. Adding three apartment buildings will dramatically change that character, turning a peaceful residential area into a high-density zone.

**Landscape and View:** The proposed height and density of these buildings will obstruct our views, alter the natural skyline, and permanently damage the aesthetic beauty of the Port Elgin landscape.

**Loss of Natural Light and Privacy:** My home — and those of my neighbours — will lose sunlight and privacy due to the looming presence of these buildings. Residents will be forced to live in shadow, overlooked by dozens of apartment windows.

**Noise and Traffic:** Increased population density will inevitably bring more vehicle traffic, noise pollution, and congestion on roads not designed for this level of use. This poses safety risks, particularly for children and pedestrians.


**Infrastructure and Schools:** The area already struggles with limited school capacity and local services. Adding hundreds of new residents without corresponding infrastructure investment is entirely irresponsible.

I strongly urge Council to reject this proposal and to protect the integrity, safety, and livability of our neighbourhood. Development should enhance a community, not destroy it. This project does nothing to respect the existing residents or the unique character of Port Elgin. I request that this letter be formally recorded as part of the public record for this application. I also ask to be notified of any upcoming public meetings, hearings, or revisions related to this proposal.

Thank you for your attention to this matter. I trust that Council will act in the best interest of current residents and preserve the values that make Port Elgin a desirable place to live.

Sincerely,

Sabrina Sutcliffe and Allen Kruiderink

506 Ivings Drive, Port Elgin N0H2C3 

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [REDACTED]  
**Subject:** File # Z-2025-047- Contact Information to be updated  
**Date:** Friday, October 17, 2025 11:46:29 AM

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[REDACTED]  
Hi Coreena,

My partner and I are the current owners for the 506 Ivings Drive property in Port Elgin. I was only advised by my neighbours of the "Notice of Complete Application" very recently, and the documents sent to me were addressed to the previous owners.

Can you please update this information in your systems so I can be advised of all public meetings, planning and decisions of the approval authority?

Sabrina Sutcliffe and Allen Kruidierink  
506 Ivings Dr  
Port Elgin  
N0H2C3

Thank you,  
Sabrina

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [REDACTED]  
**Subject:** File # Z-2025-047- Contact Information to be updated  
**Date:** Friday, October 17, 2025 11:46:29 AM

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[REDACTED]  
Hi Coreena,

My partner and I are the current owners for the 506 Ivings Drive property in Port Elgin. I was only advised by my neighbours of the "Notice of Complete Application" very recently, and the documents sent to me were addressed to the previous owners.

Can you please update this information in your systems so I can be advised of all public meetings, planning and decisions of the approval authority?

Sabrina Sutcliffe and Allen Kruidierink  
506 Ivings Dr  
Port Elgin  
N0H2C3

Thank you,  
Sabrina

## Klarika Hamer

---

**From:** Sarah Threader [REDACTED]  
**Sent:** Friday, October 17, 2025 11:52 AM  
**To:** Bruce County Planning - Lakeshore Hub  
**Subject:** Concerns with File Number Z-2025-047

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It has come to our attention that there is an active application in our neighbourhood: File Number Z-2025-047.

It is my understanding that this application is proposing a change from 3 - 3 storey apartment buildings to 3 - 5 storey apartment buildings.

Although seemingly minor, this change makes a big difference to the surrounding area and the people who live here. Having buildings at that increased height affects privacy, view, nature/wildlife, increase of traffic/population density, and property value.

The majority of people who have purchased in this developing area are seniors and young families - who had limited/no knowledge of plans for apartment buildings in this area. It is also important to note that there are no other buildings of that height within proximity.

Saugeen Shores definitely requires additional housing with diverse options, so I understand the decision to use apartment buildings but placement and height for the area are important.

I am asking for this information to be considered when reviewing this application.

I welcome any opportunity to further discuss.

Thank you for time and consideration,  
Sarah Good  
[REDACTED]

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#); [mike.myatt@saugeenshores.ca](mailto:mike.myatt@saugeenshores.ca); [diane.huber@saugeenshores.ca](mailto:diane.huber@saugeenshores.ca); [dave.myette@saugeenshores.ca](mailto:dave.myette@saugeenshores.ca); [rachel.stack@saugeenshores.ca](mailto:rachel.stack@saugeenshores.ca)  
**Subject:** Formal Objection to Bluewater Estates Apartment Development - Block 258 (Application Z-2025-047)  
**Date:** Sunday, October 19, 2025 6:02:50 PM

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[REDACTED]

Dear Councillor,

I am writing as a concerned resident of 186, Stickel Street to formally object to Barry's Construction's proposed apartment development on Block 258 of the Bluewater Estates subdivision. After reviewing the application materials and recent planning precedents, I believe this proposal fundamentally conflicts with our established zoning principles and community planning framework.

**My Primary Concerns:**

**1. Excessive Height Variance:** The proposed increase from 12.0m to 17.5m represents a 46% height increase beyond our R4-2 zoning limits. This isn't a minor adjustment—it's a fundamental departure from the residential scale that defines our neighbourhood. Recent Ontario Land Tribunal decisions, including Fengate LiUNA Gardens Holdings LP v. Hamilton (April 2024), have denied similar proposals as "too high and too dense" for established residential areas.

**2. Over-Intensification Through Multiple Variances:** The cumulative impact of multiple lot area reductions (ranging from 22% to 27% across the three proposed blocks), combined with the height variance and parking deficiency, indicates clear over-intensification of the site. This mirrors cases like Brantford Application A35/2023, where similar multiple variances were refused as "not minor or desirable."

**3. Inadequate Parking and Traffic Impact:** The proposal provides 110 parking spaces when 111 are required by our zoning by-law. While seemingly minor, this deficiency will force spillover parking onto our residential streets, which already experience congestion. The Grimsby 4 Windward Drive decision (February 2024) specifically denied a parking variance even while approving other aspects of a development, recognizing that parking standards are fundamental to community infrastructure.

**4. Neighbourhood Character Impact:** As someone who chose to live in this area for its established residential character, I'm deeply concerned about the precedent this approval would set. The Fort Erie Crystal Bay Cottages decision (April 2024) emphasized that developments must be "compatible with the character of the established residential neighbourhood"—a principle this proposal clearly violates.

**Personal Community Impact:** This development would directly affect my family's daily life through increased traffic on our quiet streets, reduced privacy from the excessive height, and the loss of the neighbourhood character that drew us here. More broadly, I'm concerned about the message approval would send: that our carefully developed zoning by-laws and Official Plan can be bypassed when developers request multiple significant variances.

**My Request:** I respectfully ask that you uphold the Planning Act's four tests for minor variances and **reject this application entirely**. The proposed variances are neither minor in nature nor desirable for appropriate development of our community. They conflict with both our zoning by-law's general intent and our Official Plan's vision for responsible residential development.

**Alternative Community Benefit:** Instead of approving this development, I propose the Town consider acquiring this land for a much-needed community park. This side of town currently lacks accessible green space for families to walk and children to play safely. A park would provide genuine community benefit while preserving the residential character of our neighbourhood, supporting both environmental sustainability and quality of life for all residents.

I would welcome the opportunity to discuss these concerns and the park proposal further, and hope you will represent our community's interests by maintaining the integrity of our planning framework.

Thank you for your consideration of these important community concerns.

Sincerely,

Lauger's Family

186, Stickel Street

N0H2C1 Port Elgin

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File Number: Z-2025-047  
**Date:** Tuesday, October 21, 2025 11:52:12 AM  
**Attachments:** [Letter plan.docx](#)

---

[REDACTED]

Attn: Coreena Smith

Please add my letter of objection in the attachment to Notice of Complete Application to file number Z-2025-047. I also ask that you keep me informed on any upcoming public meetings or hearings related to this proposal.  
Thank you,

Frank and Marie-Paule Kruidink  
Port Elgin.

Frank and Marie-Paule Kruidrink  
194 Stickel Street  
Port Elgin, Ontario  
N0H 2C1

16 October 2025

Coreena Smith  
County of Bruce  
Planning & Development Department  
123 MacKenzie Road  
Port Elgin, Ontario  
N0H 2C6

Objection to Notice of Complete Application  
File Number: Z-2025-047

To Whom It May Concern:

I am writing to formally object to the Notice of Complete Application (file: Z-2025-047). The purpose of which is to facilitate the building of three apartment buildings on land bordered by Ivings Drive and Stickel Street in Port Elgin.

We bought our townhouse in 2012 and at that time we knew that eventually there would be development of the land behind us. At that time the only information available indicated the building of detached family homes and townhouses and we would not be opposed to that. No mention was ever made of apartment buildings.

Our objections are based on the following items that were obviously not considered when planning this development:

- One of the proposed apartment buildings will be only a short distance from our lot line. We will be looking at a five-storey blank wall blocking the sun and reducing the natural light my garden and living areas receive. It will also cast a shadow over my property to add to further depressing feelings.
- The location and height of the proposed windows and balconies will allow for direct overlooking into my living and bedrooms. This will lead to a significant loss of privacy for my wife and me.
- The site's proximity to our property will lead to increased noise and disturbances due to traffic and activities in the parking lots directly behind the properties on Stickel Street.
- This development will have a great impact on the property values in the area of Ivings Drive, Stickel Street, Ridge Street, Bruce Street and other streets in this neighbourhood.
- In winter driving snow from Lake Huron will come over the high buildings and dump on the townhouses along Stickel street and the street itself endangering traffic.

- This development will have an unfortunate impact on the character of the neighbourhood. Presently consisting of two storey homes and townhouses. Apartment buildings are necessary to provide adequate housing but planners need to look at the impact their proposals have on everything from the environment, infrastructure, residential amenities but also what it does to affected residents.

It is obvious from the points above that the planners have not given any consideration to the impact of the development on the residents of the area. No provisions of green spaces between current residences and the new development is another indication of this.

For the reasons stated above I ask you to refuse this planning application. I urge you to consider the significant negative impacts this development would have on the residents now living in the area affected by this development.

Sincerely,

Frank and Marie-Paule Kruidrink.

RECEIVED

OCT 22 2025

October 15, 2025

Coreena Smith, MCIP, Senior Development Planner  
1243 Mackenzie Road, Port Elgin, Ontario  
N0H 2C6

Dear Coreena,

Re: Notice of Complete Application Dated September 29, 2025, File Number: Z-2025-047

Since retirement and after long successful working careers, I in the construction field for the National Research Council of Canada and my wife in the medical field for the Ottawa Hospitals, we decided that given our advanced ages, things would be easier for us to manage if we downsized. At the same time, to relocate to an area away from the hustle and bustle that occurs with city living, seeking a more slower pace in life.

We visited many locations within 100 kms. of the Ottawa area and my son, who happened to live in Allenford, suggested that we give this area a look. We came up and he took us to see various areas including Owen Sound, Kincardine, Southampton, etc. but when we came to Port Elgin, we immediately felt at home. The town crossed off all of our list of wants and the friendly nature of the folks we encountered, spoke volumes. We found a smaller home which afforded us with less upkeep, a neighbourhood that was safe to walk or cycle in, with a very relaxed feel to it. I should also mention that both my wife and I love gardening.

Words cannot begin to express our shock when we received the above notice. To say that we are very unhappy is an understatement. We knew that someday there would be houses or townhouses built in the fields to the South side of our home but never in our wildest dreams did we expect a five story building. Our home faces North/East so we get a bit of the sun in the front of our house during the morning hours whereas the majority of our sunlight occurs in the afternoon in our backyard. Placing a building within forty feet of our backyard will propel us into a perpetual shadow, not to mention the fact that the balconies facing us would be infringing upon our very own privacy. I enclose 6 pictures, as crude as they may be, to provide some visual as to what we are trying to say.

In addition to this, after having witnessed the snow effects and wind patterns especially of the last winter, all snow on the building's roof top could blow off and potentially inundate us and further bury our services vent piping, meter, etc. It is bad enough now without adding to it. We ask whether any sun or wind patterning has been performed to determine the effects on the existing bungalows fronting Ivings Drive before the decision of placing the proposed building there was ever made? Adding to this three or more years of construction noise, dust, compaction vibration, fuel smells, etc. encountered with this type of heavy construction. Most residents here are elderly and some suffer from various health issues. I for one suffer from COPD, so I would have to confine myself indoors whenever there is dust or fumes present. With the proximity of the building work, how will the vibrations affect our foundations, stone walls, etc.?

We visited the Northport area at the North end of town and noted that the buildings being constructed are bounded by commercial or other existing residential tall buildings. No where are they backing onto low rise housing. The same goes for our area as well. There is a separation of roadways and distances so that sun shadowing is not a concern. Why does our area have to be any different?

There is so much land here that we don't understand why the proposed buildings cannot be situated at the end of Stickel Street, or in the block of land bordering Ridge Street or along CR25 where it will not have an effect on existing properties and it would provide future home buyers a clear perspective of what they will be facing?

Our home was expensive and if a building is placed there, you can fairly agree with us that it will have a detrimental effect on the resale value. Who wants to buy a home in a constant shadow with no privacy?

At this point in our lives we never imagined, given our ages, that we would find ourselves having to appeal for our quality of life.

Please, we ask that consideration be given so that allowing this terrible mistake to occur can be avoided which would have a detrimental effect on the lives of many.

We extend a welcome at any time that is convenient to you so that you may see first hand for yourself our concerns.

Your utmost attention in this regard is most appreciated we thank you in advance for your time.

We remain, yours truly,

Linda and Joe Oliveras

Our coordinates:  
Joe and Linda Oliveras  
490 Ivings Drive  
Port Elgin, Ontario  
N0H 2C3

[REDACTED]

[REDACTED]

[REDACTED]



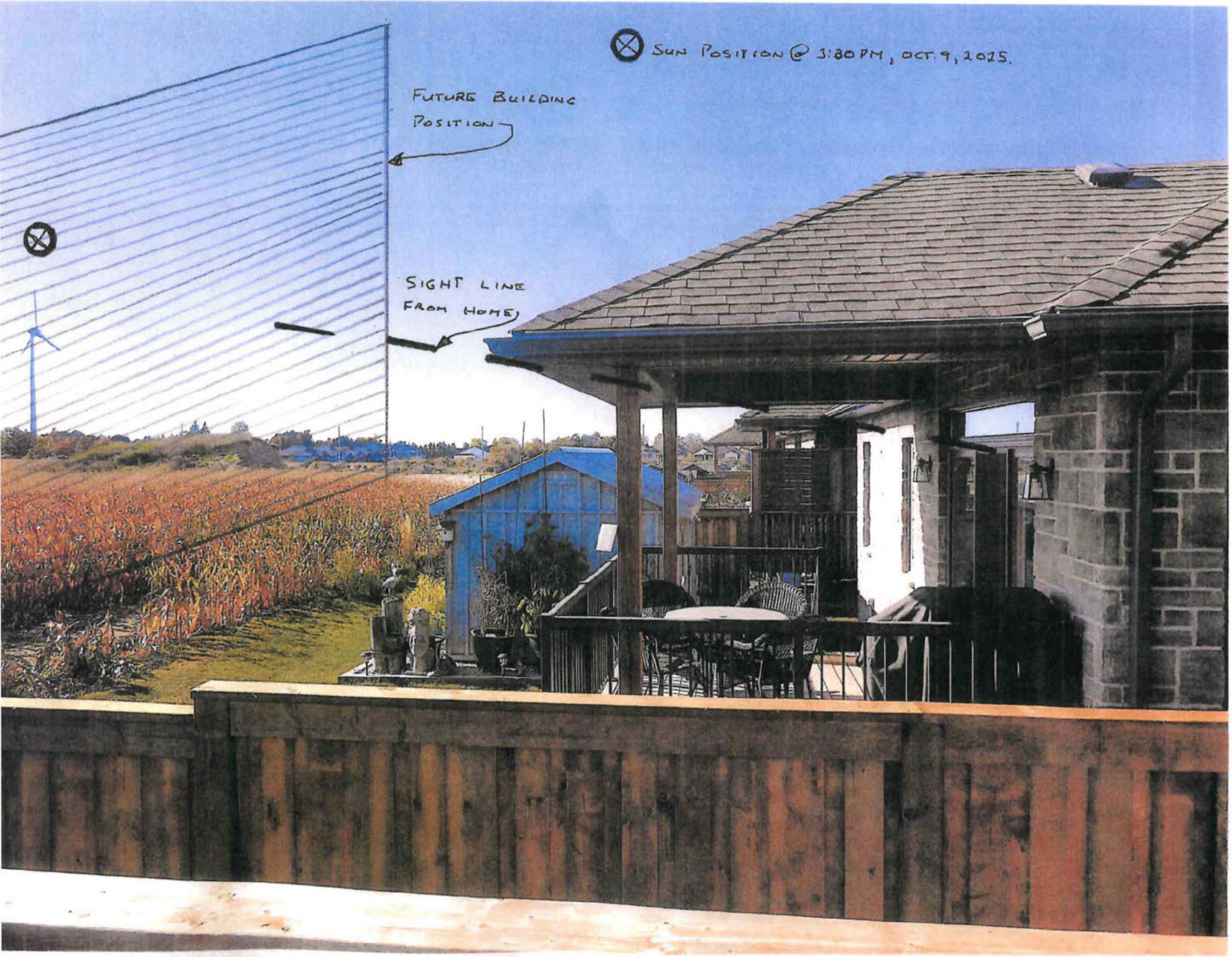


AFTER

⊗ SUN POSITION @ 3:30 PM, OCT. 9, 2025.

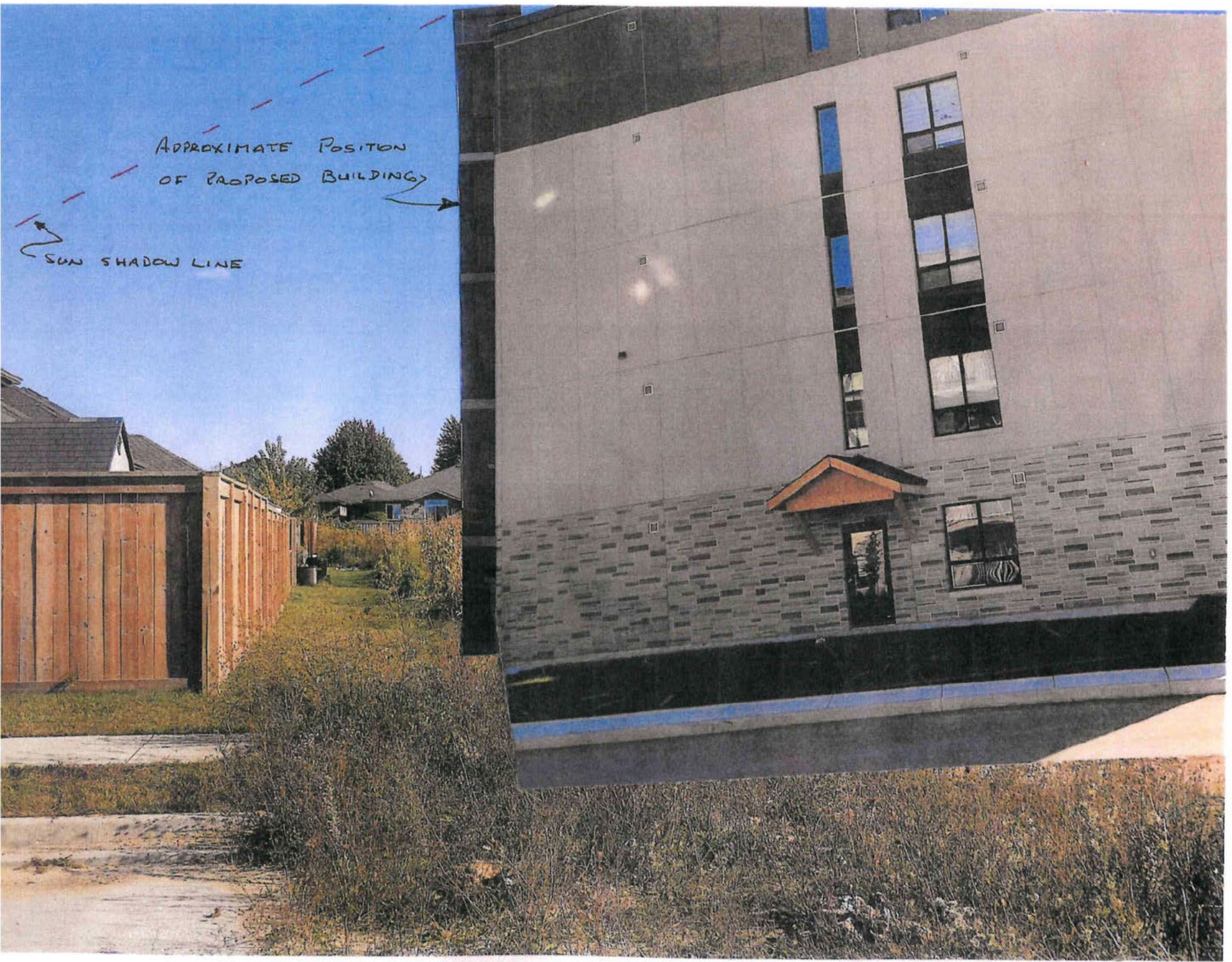
FUTURE BUILDING  
POSITION

SIGHT LINE  
FROM HOME



APPROXIMATE POSITION  
OF PROPOSED BUILDING

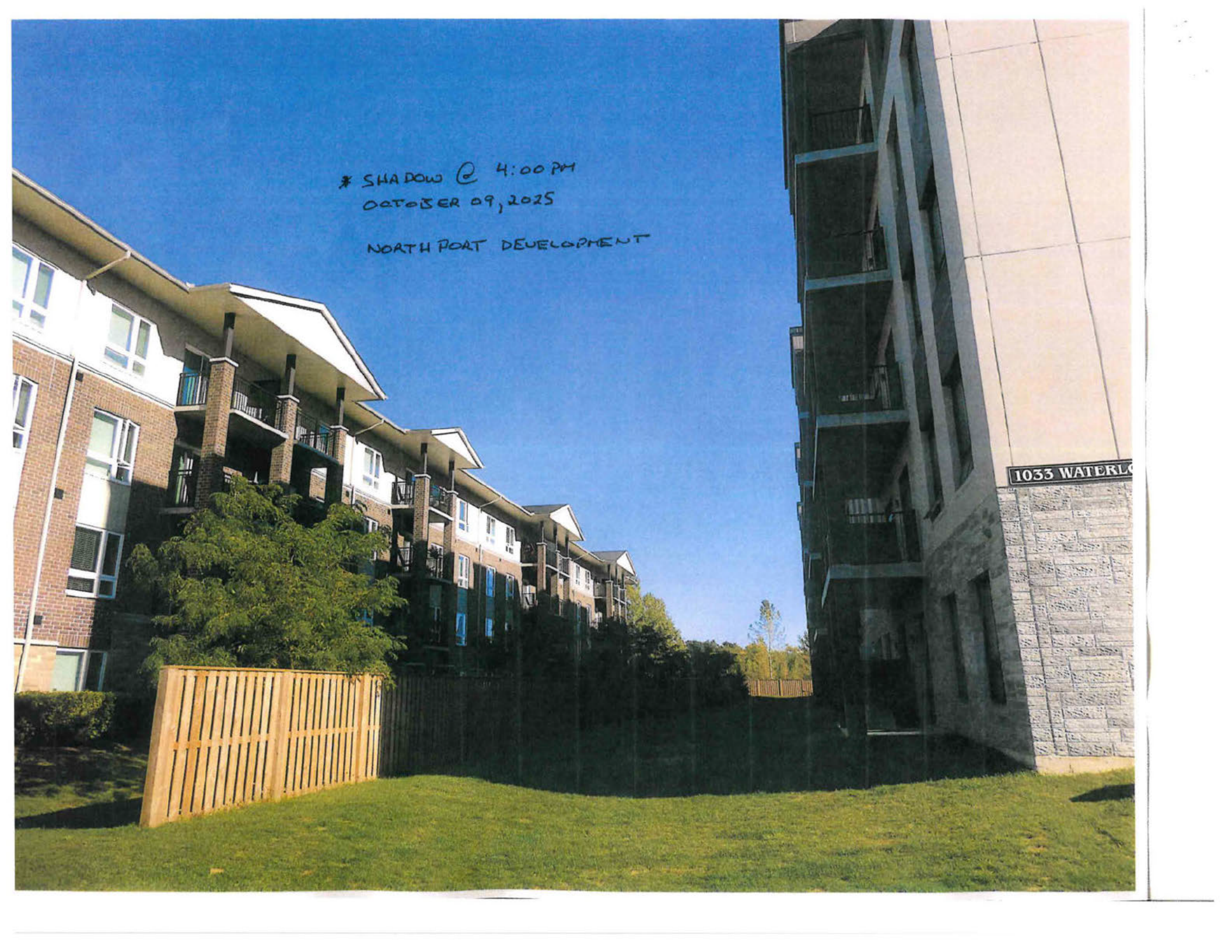
SUN SHADOW LINE



\* SHADOW @ 4:00 PM  
OCTOBER 09, 2025

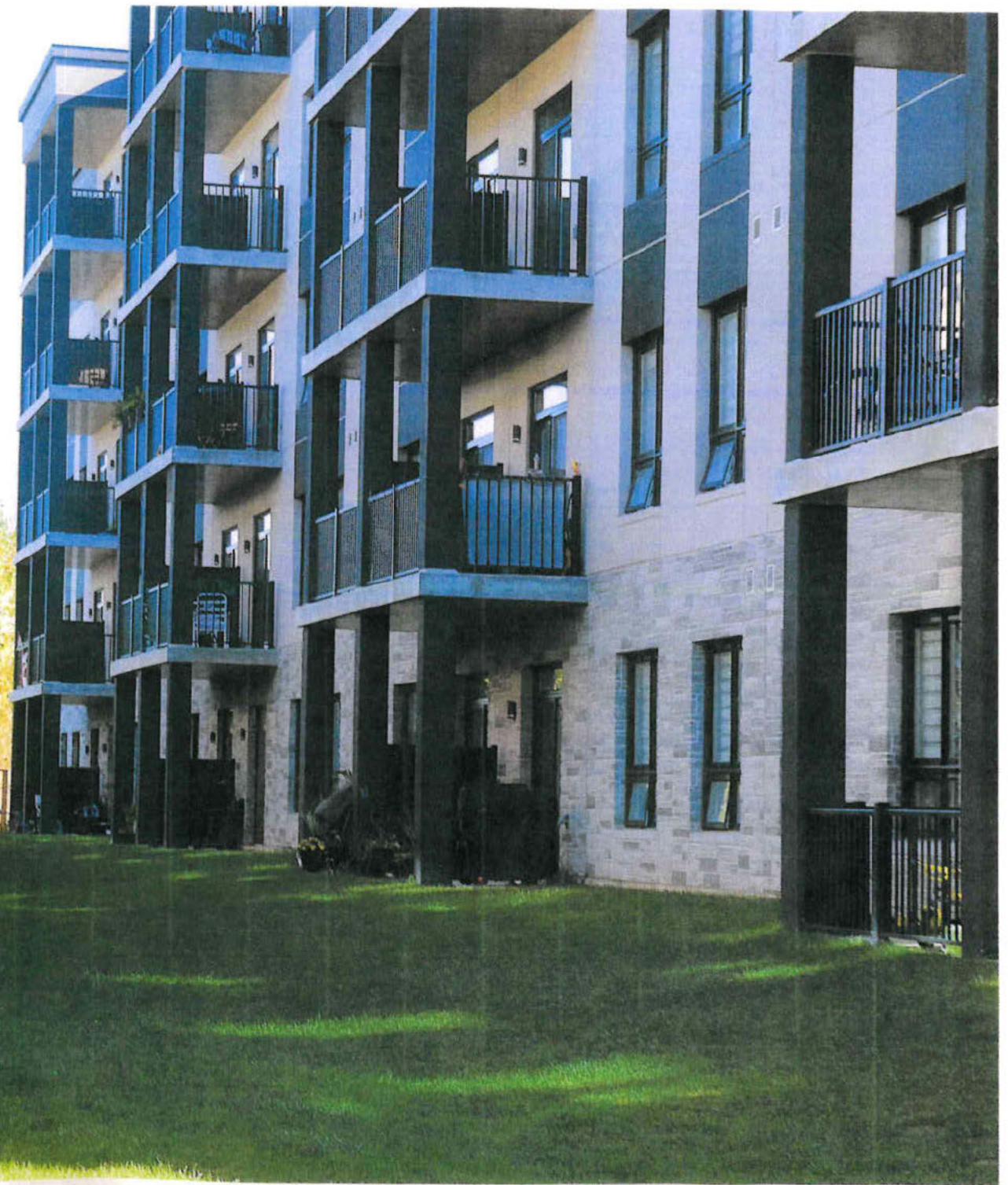
NORTH PORT DEVELOPMENT

1033 WATERLOO



SHADOW

PICTURE TAKEN ON  
OCTOBER 09, 2025  
@ 4:00PM.



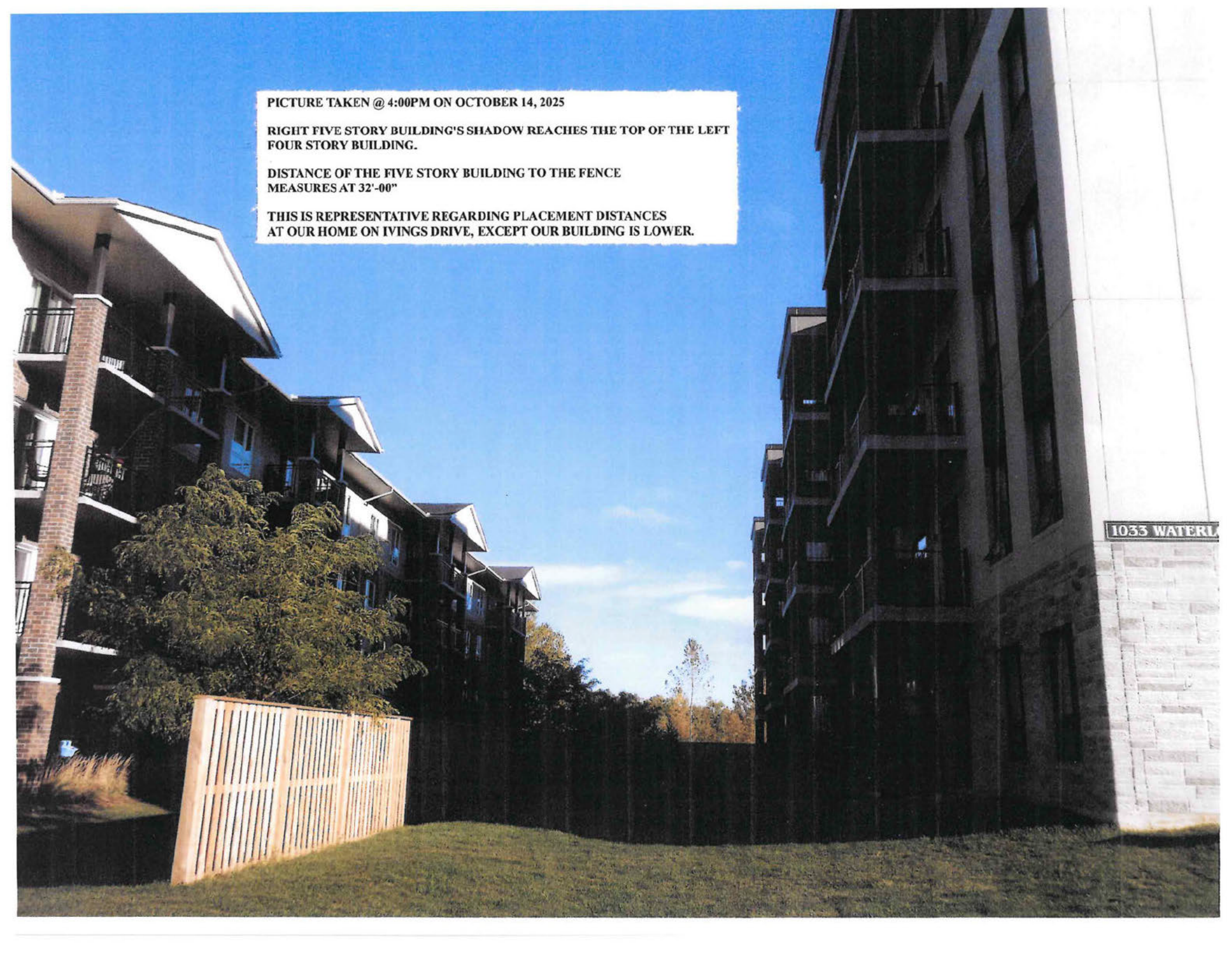
**PICTURE TAKEN @ 4:00PM ON OCTOBER 14, 2025**

**RIGHT FIVE STORY BUILDING'S SHADOW REACHES THE TOP OF THE LEFT FOUR STORY BUILDING.**

**DISTANCE OF THE FIVE STORY BUILDING TO THE FENCE MEASURES AT 32'-00"**

**THIS IS REPRESENTATIVE REGARDING PLACEMENT DISTANCES AT OUR HOME ON IVINGS DRIVE, EXCEPT OUR BUILDING IS LOWER.**

**1033 WATERL**

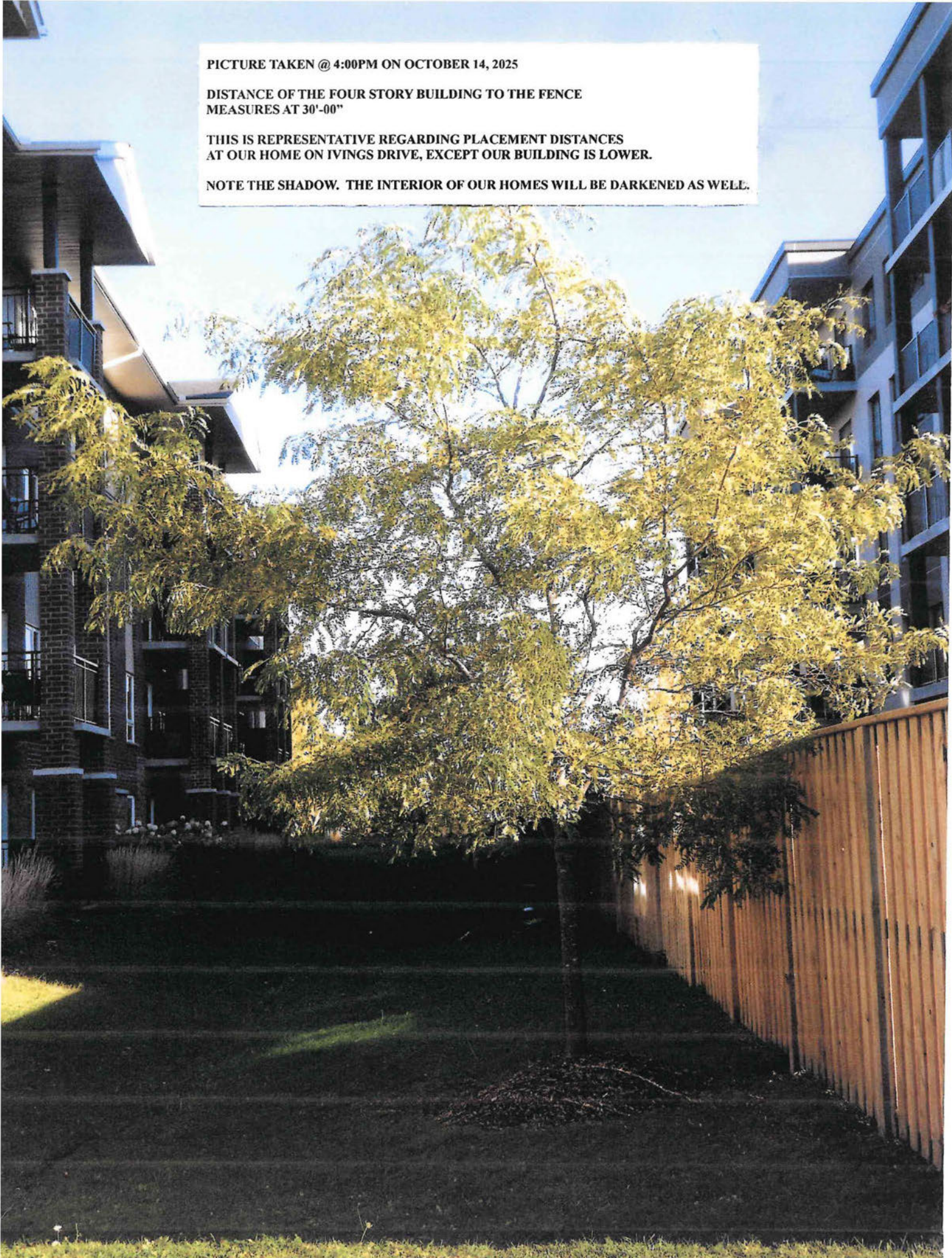


PICTURE TAKEN @ 4:00PM ON OCTOBER 14, 2025

DISTANCE OF THE FOUR STORY BUILDING TO THE FENCE  
MEASURES AT 30'-00"

THIS IS REPRESENTATIVE REGARDING PLACEMENT DISTANCES  
AT OUR HOME ON IVINGS DRIVE, EXCEPT OUR BUILDING IS LOWER.

NOTE THE SHADOW. THE INTERIOR OF OUR HOMES WILL BE DARKENED AS WELL.



**From:** [REDACTED]  
**To:** [Coreena Smith](#)  
**Cc:** [REDACTED] [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Re: Sun Effects @ Northport  
**Date:** Monday, December 1, 2025 12:55:27 PM

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[REDACTED]  
Thank-you so much, Coreena.

While on the same subject, regarding the picture with the fence between the two buildings, ask yourself this, how would you get a heavy fire truck or even a rescue ladder truck in there to deal with an emergency, fire or what have you, for either of those buildings? They are about to repeat the same mistake here.

Joe

On Mon, Dec 1, 2025 at 11:45 AM Coreena Smith <[CJSmith@brucecounty.on.ca](mailto:CJSmith@brucecounty.on.ca)> wrote:

Good morning,

Thank you for the email. I will include these comments with the other public comments provided on Bluewater application for files 41T-2016-02 and Z-2025-047.

Regards,

---

**From:** Joe Oliveras [REDACTED]  
**Sent:** Sunday, November 23, 2025 12:14 PM  
**To:** Coreena Smith <[CJSmith@brucecounty.on.ca](mailto:CJSmith@brucecounty.on.ca)>  
**Cc:** Linda Oliveras [REDACTED]  
**Subject:** Sun Effects @ Northport

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[REDACTED]

Hi Coreena,

I took it upon myself after reading the sun study to see what the shadow effect would be at noon at Northport which is a true representation as to what we could expect at our home. The set back distances between buildings are also a true representation of what we would be experiencing, in other words 32' from the 5 story to the fence and 30' from the 4 story building to the fence which is basically the size of our backyard.

What I saw was most depressing. Here it is almost noon and already the shadow of the 5 story building exceeds the height of what our home is. We would be basically cast in a constant perpetual darkness.

I've attached two pictures, one showing the shadow effect and the other showing the position of the sun. I apologize for the quality of the latter picture as my camera does not seem to like taking pictures directly at the sun.

Can you please share this message and pictures amongst all who need to see it?

I pray that the right decision is made as it will have a profound effect on our quality of life, not to mention the hit our property values will take.

Should you need to see or discuss the issue with me I can be reached on my landline at [REDACTED].

Thank-you.

Joe

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** File # Z-2025-047 Bluewater  
**Date:** Saturday, October 25, 2025 4:04:17 PM

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[REDACTED]

I would like to be notified of any decisions made by the authority on the proposed applications on this file.

I would like notification of the public meeting, and information as to how to make an in person submission at the meeting, when it is scheduled.

Thank you,

Mary Jane Steele

[REDACTED]  
238 Stickel Street  
Port Elgin, Ontario

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [luke.charbonneau@saugeenshores.ca](mailto:luke.charbonneau@saugeenshores.ca); [diane.huber@saugeenshores.ca](mailto:diane.huber@saugeenshores.ca); [mike.myatt@saugeenshores.ca](mailto:mike.myatt@saugeenshores.ca); [bud.halpin@saugeenshores.ca](mailto:bud.halpin@saugeenshores.ca); [rachel.stack@saugeenshores.ca](mailto:rachel.stack@saugeenshores.ca); [dave.myette@saugeenshores.ca](mailto:dave.myette@saugeenshores.ca); [justin.duhaine@saugeenshores.ca](mailto:justin.duhaine@saugeenshores.ca); [cheryl.grace@saugeenshores.ca](mailto:cheryl.grace@saugeenshores.ca); [john.divinski@saugeenshores.ca](mailto:john.divinski@saugeenshores.ca); [Morgan McCulloch](#); [Coreena Smith](#)  
**Subject:** Regarding Planning Application: Z-2025-047 Bluewater  
**Date:** Monday, November 10, 2025 12:22:56 PM

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[REDACTED]

## MJ Steele attached a document



MJ Steele [REDACTED] has attached the following document:

Please find included in this email concerns raised by my husband and myself to the Planning Application: Z-2025-047 Bluewater; a request for a Zoning Bylaw Amendment. Please feel free to contact me at any time if you would like to discuss this matter. I have requested to speak in person at the Public Meeting; when it is scheduled.

Thanks,  
Mary Jane Steele  
238 Stickel Street,  
Port Elgin



Regarding Planning Application: Z-2025-047 Bluewater

*Snapshot of the item below:*

Regarding Planning Application: Z-2025-047 Bluewater

My husband and I reside at 238 Stickel Street, Port Elgin, and recently received notification of an application for a Zoning Bylaw Amendment.

This Amendment pertains to a proposed three apartment building complex; fronting onto the east side of Bruce Street; directly to the west of our home.

We do understand that the property is zoned as R4-2; which permits a **variety** of higher density housing including, apartment dwellings, multi unit dwellings, townhouse dwellings, and additional uses such as retirement homes or community centres.

We feel strongly that three large apartment buildings, comprising 259 units, is a development that is out of keeping with the current style of housing in this neighbourhood. To date, all of the housing constructed on the abutting, adjacent, and nearby properties are single family homes, either single units or freehold row houses. Rather than apartment buildings, townhouses and/or stacked townhouses would at least be a more compatible fit in the existing neighbourhood.

If the Amendment is approved, we also have concerns regarding:

- Increased traffic on Stickel Street (both north and south of Ivings Drive), Ridge Street, Ivings Drive, Sunset Drive, and Andrew Street. Until Bruce Street is extended both north and south, all of the above residential streets will endure greatly increased traffic flow.
- Safety. These buildings will be built in close proximity to existing homes on Stickel Street and Ivings Drive. There will be no serious barrier to unauthorized access to the backyards of these homes.
- Noise and Light Intrusion. This is currently an extremely quiet neighbourhood, home to many seniors and young families. Surface parking for 100 cars and the required outside security lighting for the complex, will definitely lead to loss of outdoor enjoyment for current homeowners.
- Sun/shadow discrepancy. Given the size discrepancy between the proposed buildings and the existing homes, there will be loss of sun and natural light for the existing homes; with increased shadow. Again, this will lead to loss of enjoyment of currently existing homes.

Currently, there are two large, three apartment building complexes that have been developed at the north end of Waterloo Street, Port Elgin.

These buildings do not abut directly onto **any** single family homes. They directly abut main roadways, a commercial plaza, and a retirement home.

As well, there are service roads behind the commercial plaza and the retirement home that separate them from the apartment buildings. There will be no roadways or service roads separating the proposed Bruce Street apartment complex from the homes on Stickel Street or Ivings Drive. A 1.83 metre fence, trees, and shrubs will do very little to address current homeowners concerns regarding safety, noise and light intrusion, diminished privacy, and loss of enjoyment of existing outdoor spaces.

We oppose this application for relief from certain zoning provisions that

apply to this site.

We oppose the application for relief from maximum building height; which if granted will allow for the construction of five storey buildings. (A request for a 66% increase in permitted height.)

We oppose the application for relief from the minimum lot area required for each building block. (A request, on average, for a 24.5% decrease in required lot area.)

If this application is approved, it will allow a complex to be built which is entirely out of character with the surrounding area. The buildings will be squeezed into an unsuitable space, directly adjacent to single family (row) homes. Existing residents of the neighbourhood will lose enjoyment of their properties due to increased traffic, decreased safety, noise and light intrusion, diminished privacy, and a decrease in natural light. All of these factors will no doubt lead to diminished property values and resale possibilities; particularly for homeowners on the west side of Stickel Street and south side of Ivings Drive, directly abutting the proposed building site.

**Please retain the character of the existing neighbourhood!**

Mary Jane Steele  
Eric Thompson  
238 Stickel Street  
Port Elgin, Ontario

Does this item look suspicious? [Report](#)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA  
You have received this email because [mjsteele23991@gmail.com](mailto:mjsteele23991@gmail.com) shared a document with you from Google Docs.



**From:** [Coreena Smith](#)  
**To:** [REDACTED] [Luke Charbonneau](#); [Diane Huber](#); [Mike Myatt](#); [Bud Halpin](#); [Rachel Stack](#); [Dave Myette](#); [Justin Duhaime](#); [Cheryl Grace](#); [John Divinski](#)  
**Cc:** [Bruce County Planning - Lakeshore Hub](#); [Candace Hamm](#)  
**Subject:** RE: Planning Application Z2025-047 Bluewater  
**Date:** Thursday, November 27, 2025 1:30:33 PM  
**Attachments:** [8dde2f8c-c19e-4f73-88b4-773479cbaec0~1.jpg](#)

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Thank you for copying me on your email to Council. I will include this with the other comments provided on this application.

Sincerely,

---

**From:** MJ Steele [REDACTED]  
**Sent:** Wednesday, November 26, 2025 1:58 PM  
**To:** Luke Charbonneau <luke.charbonneau@saugeenshores.ca>; Diane Huber <diane.huber@saugeenshores.ca>; Mike Myatt <mike.myatt@saugeenshores.ca>; Bud Halpin <bud.halpin@saugeenshores.ca>; Rachel Stack <rachel.stack@saugeenshores.ca>; Dave Myette <dave.myette@saugeenshores.ca>; Justin Duhaime <justin.duhaime@saugeenshores.ca>; Cheryl Grace <cheryl.grace@saugeenshores.ca>; John Divinski <john.divinski@saugeenshores.ca>  
**Cc:** Coreena Smith <CJSmith@brucecounty.on.ca>  
**Subject:** Planning Application Z2025-047 Bluewater

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Hello members of Saugeen Shores Town Council - please consider driving through our neighborhood; particularly Stickel Street, south of Ivings Drive; and Ivings Drive, west of Stickel Street. There is considerable public opposition to the above noted Planning Application.

Sincerely,

MJ Steele

[REDACTED]  
238 Stickel St, Port Elgin, ON N0H 2C1



**NO HI-RISE  
BUILDINGS**  
**TOWERING OVER  
US STEALING  
OUR SUNLIGHT  
& PRIVACY**  
Bruce County App#2-2015-047

**NO HI-RISE  
BUILDINGS**  
**TOWERING OVER  
US STEALING  
OUR SUNLIGHT  
& PRIVACY**

**NO HI-RISE  
BUILDINGS**  
**TOWERING OVER  
US STEALING  
OUR SUNLIGHT  
& PRIVACY**

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Cc:** [REDACTED]  
**Subject:** Objection – File Z-2025-047 (Bluewater), Saugeen Shores  
**Date:** Sunday, October 26, 2025 5:54:06 PM

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**Re: File Z-2025-047 (Bluewater)**

**Location:** Saugeen Lake Range Part Lot 33; RP 3R8329 Part 21 (Block 258)

**Address:** Lands located behind 502 Ivings Drive, Saugeen Shores

Dear Coreena Smith,

I am writing as a resident and neighbouring property owner at **502 Ivings Drive** regarding **Zoning By-law Amendment Application Z-2025-047 (Bluewater)**. I understand the applicant is requesting relief from provisions related to **minimum lot area, building height, landscaped open space, and parking** to permit the development of **three apartment complexes containing a total of 259 residential units on Block 258**.

I wish to formally **object** to this proposal in its current form. My concerns are as follows:

**1. Excessive Density and Scale:**

While I recognize that there are existing apartment buildings in the area, these are generally limited to **three storeys** and are located closer to **Highway 21**, adjacent to commercial and mixed-use areas where higher-density development is more appropriate. The proposed buildings for Block 258 would be situated **in the heart of an established freehold townhome and single-family neighbourhood**, where such height and density are incompatible.

**2. Traffic and Parking Impacts:**

This level of intensification will significantly increase local traffic volumes on Ivings Drive and surrounding residential streets. The request to reduce required parking will likely result in overflow parking along streets not designed to accommodate it, creating safety and accessibility concerns.

**3. Privacy, Shadowing, and Visual Impact:**

The proposed building height will lead to direct overlook into private yards and reduced sunlight for nearby homes. This will substantially alter the privacy and enjoyment of adjacent residential properties.

4. **Insufficient Landscaped Open Space:**

The requested reduction in landscaped area compromises both the visual quality of the development and its environmental performance. Adequate green space is vital for stormwater absorption and overall neighbourhood liveability.

5. **Neighbourhood Character and Property Values:**

The surrounding area contains a balanced mix of townhomes, duplexes, and single-family homes, with modest, low-rise apartments located closer to Highway 21, forming a coherent transition from commercial to residential zones. Placing large apartment complexes deep within this residential neighbourhood would be **out of character with the established land-use pattern** and could undermine neighbourhood appeal and, in turn, negatively affect nearby property values. Ideally, this type of high-density development would be **relocated closer to Highway 21 or other commercial and mixed-use areas**, where higher-intensity development is more appropriate and compatible with surrounding land uses.

Given these factors, I respectfully request that Bruce County **deny the requested zoning relief for this site**, require a substantial reduction in unit count and building height, or consider relocating the development to a more suitable area along Highway 21 or other mixed-use corridors.

Please **register me as an interested party** under the *Planning Act* and notify me of all public meetings, staff reports, and decisions related to File **Z-2025-047**.

Thank you for considering my comments and for your attention to community concerns.

Linda Spruce

--

Linda Spruce  
502 Ivings Drive, Port Elgin, ON, N0H 2C3



**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub; Gallaghe; diane.huber@saugeenshores.ca;](#)  
[mike.myette@saugeenshores.ca; rachel.stack@saugeenshores.ca; dave.myette@saugeenshores.ca;](#)  
[clerk@saugeenshores.ca](#)  
**Subject:** File #Z-2025-047 Barry's Construction aptmnt complex  
**Date:** Monday, November 3, 2025 10:51:01 AM

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[REDACTED]

Hi to all:

My name is Mike Gallagher and I have been a resident of Port Elgin since 1981. My wife and I downsized from Johnston Avenue to 239 Stickel St. in 2015. We have watched with amazement how Port Elgin has grown and for the most part it has all been good. However in regards to the three 5 story apartments proposed to go behind Stickel St. and Ivings Drive (file # Z-2025-047) I have some concerns.

I completely support the need for these apartments but the location is literally in peoples backyards. If any of the residents on the west side of the 200 block of Stickel St. had known an apartment was going in directly behind them, I'm sure their choice to buy would be affected. I live on the east side and my living room faces to the east so I am not as affected but I am sure all of our real estate values will go down.

All I am suggesting is to move the complex one block to the west, on the west side of Bruce St. Barry's Construction still owns all the land and the apartments will not be looking into existing residents backyards. In time, houses will be built around the apartments but those people will have a choice to have the apartments as a neighbour. Barry's owns a substantial chunk of land in this area and he is doing a disservice to the people who bought the homes on Stickel St. We always knew that houses would be built at some point but not a multi storey apartment complex. That was never even a possibility.

Other areas that could be considered are the field south of Lake Ridge Drive. I am not sure who owns that land but the Town of Saugeen Shores should have a say in where a much needed apartment complex is situated. Why put it directly in peoples backyards when there are multiple other suitable locations?

I truly hope this is a valid process and not just a formality that Barry's Construction and the Town of Saugeen Shores has to go through to achieve their goals.

Thank you

Mike and Kelly Gallagher

239 Stickel St.

Port Elgin, On

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Subdivision file 41T-2016-02 and Zoning by-law Amendment file Z-2025-047  
**Date:** Wednesday, November 26, 2025 2:15:37 PM

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[REDACTED]

Good afternoon,

Thank you for sending the Public Meeting Notice in regards to the proposed apartment buildings in my neighbourhood. The included drawings that came with the Notice are illegible and become blurry when enlarged.

How tall are these apartment buildings? How many floors? How close (in meters) are the parking lots to the backyards of the Stickel St. homes on that side of the street.

What was the reason for deciding to put that kind of intensity behind homes that have been there for 20 years? There is a large vacant lot (no neighbours) on Goderich Street across from Walmart. That seem like a much better location for these apartment buildings.

Thank you,  
Dawn Cannon

**From:** [REDACTED]  
**To:** [Bruce County Planning - Lakeshore Hub](#)  
**Subject:** Letter regarding proposed apartments on Bruce Street  
**Date:** Monday, December 1, 2025 10:27:43 AM

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## To who it may concern regarding the apartment buildings for Bruce Street on the south side of Port Elgin

I am writing this in regards to the proposed apartment buildings on Bruce Street on the south side of Port Elgin.

I feel for all these residents that have worked hard all their lives to have a beautiful home to live in and enjoy their backyards and home. Who in their right mind as person would want this in their backyard?

No builder, no town council, no mayor no one absolutely no one. These residents are working or have been working their lives to enjoy their homes with neighbours beside them not on top of them. My sister has worked all her life to enjoy her beautiful home that she bought 2 years ago to find out multiple 5 story apartment buildings are wanting to be built 35 feet from her backyard. This is ridiculous.

Build them where they are not invading people's privacy. Build them where the need to be built. Build them away from everyone in those proposed units that will be looking into those residents homes that want to enjoy their homes in privacy.

Why can't these be built where there is no houses. Then if people choose to build around them fine that is their choice. Not to have bought a house and have apartments built in their backyards. It makes no sense at all. Why can't they be built closer to the CAW Rd. where there are no houses and then if someone chooses to build around these apartments then fine that is their choice.

I cannot believe this is even on the table.

Build them away from these homes.

As the Town of Port Elgin that stands with their resident please do not allow this to happen to these residents that have bought their homes to enjoy that they have worked so hard for all their lives.

Like I said no builder, no mayor, no town council absolutely no one would want these apartments in their backyard.

This is definitely heartbreaking for all these residents.

Thank you for your time

Diane Shields